

ZBR-25-20

Zoning Board of Review Application Status: Active Submitted On: 9/9/2025

#### **Primary Location**

68 Pleasant Valley Pkwy Providence, RI 02908

#### Owner

JOHNSON AND WALES UNIVERSITY 8 Abbott Park PI PROVIDENCE, RI 02903

#### **Applicant**

Kelly Saleeba401-738-5660

kelly.saleeba@crossmaneng.com100 Jefferson Boulevard, Suite

200

Warwick, Rhode Island 02888

## Owners and Applicants Information

Who is Submitting this Application?\*

Name and Professional Title of Person Submitting the Application\*

Other Kelly Saleeba, Crossman Engineering

**Ⅲ** Other Relation Description\* Owners Name\*

Civil Engineer Johnson & Wales University

Owner Mailing Address\*

Owner Email\*

8 Abbott Park PI, Providence RI 02903 Jason.Witham@jwu.edu

Owner Phone\* Name of Applicant, if different than owner ②

(401) 649-0614 Scrubadub Auto Car Wash Centers

Applicant Mailing Address, if different than owner Applicant Email, if different than owner

172 Worcester Road, Natick, MA 01760 danny@scrubadub.com

Applicant Phone, if different than owner Attorney Name

617-797-4110 Joseph Shekarchi

Attorney Mailing Address Attorney Email

51 Jefferson Blvd, Suite 400, Warwick, RI 02888 joe@shekarchilaw.com

Attorney Phone Owner Attestation and Signature Page\* @

401-827-0100 Prov Zoning Owner Auth Signed DP and J WU.pdf

For fillable pdf of the Owner Attestation and Signature Page please visit the Applications and Forms section of our website: https://www.providenceri.gov/inspection/boards-of-review/

### Type of Application

#### Application Type\*

Special Use Permit & Dimensional Variance

List all Zoning Ordinance Sections from which a variance is sought. Include Section Number, Section Title, and Quantity of relief, if applicable (eg. 4' setback where 6' required)\*

Section 1202, F (1): Car wash facilities shall be screened along interior side and rear lot lines with a solid fence or wall and one shrub planted every 3 feet on center along such fence or wall.

-Required number of shrubs along the westerly (rear) property line = 191.4 LF x 1 shrub / 3' Required = 64 shrubs

Provided = 0

-Required number of shrubs along the north (interior side) property line=  $(135 LF + 147.4 LF) \times 1$  shrub / 3'

Required = 95 shrubs

Provided = 39 shrubs

-Required number of shrubs along the south (interior side) property line = 272.4 LF x 1 shrub / 3'

Required = 91 shrubs

Provided = 45 shrubs

Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s)\*

Section 1201 Use Matrix, a special use permit is required for a Car Wash use in the M-1 Light Industrial District.

Section 1202, F. Car Wash Standards

Summarize any changes proposed for the Property (use, construction/renovation, site alteration):\*

The project proposes to demolish the existing building, merge the two lots (AP. 27, Lots 42 & 78), and construct a new car wash building with vacuum spaces and employee parking. The site will have an entrance/exit on Pleasant Valley Parkway and a secondary exit only onto Rathbone Street. An existing curb cut on Pleasant Valley Parkway and an existing curb cut on Rathbone Street will also be closed. Improvements are proposed to the site landscaping, drainage, and utilities.

## **Subject Property Information**

Address of Subject Property\* Plat\* 68 Pleasant Valley Parkway 27 Existing Zoning Use of the Property\* Lot(s)\* @ 42 & 78 Other Other Existing Zoning Use\* Proposed Zoning Use of the Property\* Vehicle Repair/Service Car Wash Base Zoning District\* Base Zoning District 2 (if applicable) M-1 Light Industrial District Overlay Zoning District (if applicable) Overlay Zoning District 2 (if applicable) Overlay Zoning District 3 (if applicable) Date Owner Purchased the Property\* 06/04/1984 Start Date of Lessee's Occupancy Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?\* No Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?\* No

## **Buildings & Structures**

Existing or Proposed Structure\*

Proposed

Principal Structure

Principal Structure

Principal Structure Type (if applicable)

Please describe the accessory structure (if applicable)

Commercial

Area of Footprint Overall Height Above Average Grade 4612 29 **Number of Stories Existing Number of Dwelling Units** 1 0 **Proposed Number of Dwelling Units** Front Setback 44.7 Interior Side Setback **Corner Side Setback** 52.8 Rear Setback 46.2

## Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number*	Existing Lot Width*
27/78	40
Proposed Lot Width	Existing Lot Area*
40	5400
Proposed Lot Area	Existing Building Coverage
_	_
Proposed Building Coverage ②	Existing Total Impervious Coverage ②
_	_
Proposed Total Impervious Coverage	Existing Rear Yard Impervious Coverage
_	_
Proposed Rear Yard Impervious Coverage ②	Existing Front Yard Impervious Coverage
_	_

Proposed Front Yard Impervious Coverage @	Number of Existing Parking Spaces
_	_
Number of Proposed Parking Spaces	
Training Space	
_	
Plat/Lot Number*	Existing Lot Width*
27/42	238
Proposed Lot Width	Existing Lot Area*
238	33222
Proposed Lot Area	Existing Building Coverage ②
Proposed Lot Area	Existing building Coverage &
_	_
Proposed Building Coverage ②	Existing Total Impervious Coverage @
_	_
Proposed Total Impervious Coverage	Existing Rear Yard Impervious Coverage 🚱
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Proposed Rear Yard Impervious Coverage 🕜	Existing Front Yard Impervious Coverage
-	-
Proposed Front Yard Impervious Coverage ②	Number of Existing Parking Spaces
_	_
Number of Decree of Building Co.	
Number of Proposed Parking Spaces	
-	

## Appendix A: Application for Variance(s)

#### 1. What is the specific hardship from which the applicant seeks relief?\*

#### **Dimensional Variance Request:**

City of Providence Zoning Ordinance, Section 1202, F (1): Car wash facilities shall be screened along interior side and rear lot lines with a solid fence or wall and one shrub planted every 3 feet on center along such fence or wall.

Required number of shrubs along the westerly (rear) property line = 191.4 LF x 1 shrub / 3'

Required = 64 shrubs

Provided = 0

Required number of shrubs along the north (interior side) property line

= (135 LF + 147.4 LF) x 1 shrub / 3'

Required = 95 shrubs

Provided =39 shrubs

Required number of shrubs along the south (interior side) property line

272.4 LF x 1 shrub / 3'

Required = 91 shrubs

Provided = 45 shrubs

<u>Justification:</u> Existing conditions onsite consist of existing buildings and pavement areas and is 100% impervious. Portions of the neighboring parcels consist of brick/block building on the property line. The proposed site improvements will be landscaped with street trees, parking lot shade trees, decorative shrubs, ground plantings, and in areas where there is no abutting building on the property line, evergreen screening along the property lines. Proposed conditions provide landscaping for over 20% of the lot, reducing the lot impervious coverage to 80%. The screening requirement for the fence and/or wall is met and shrubs are proposed where possible. Shrubs are not feasible along the westerly (rear) property line, north (interior side) property line, and portions along the south (interior side) property line. At these locations, the proposed parking areas abut existing buildings to remain on the property line. Pavement areas have been reduced to the maximum extent practicable. Based on the applicant's experience and similar car washes, three pay lanes at the entrance are needed to provide adequate que spacing and prevent backup into the roadway.

#### 2. Specify all unique characteristics of the land or structure that cause the hardship:\*

The hardship is due to the unique shape of the property, limited lot width on Lot 78, and limited lot depth on Lot 42. The applicant is proposing to build a new car wash at this location and the improvements proposed are necessary for the business operations.

3 (c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.?\*

No

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?\*

No

5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:\*

Not Applicable

6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:\*

The requested relief is the minimum necessary to allow the applicant to use the property for this use. If the variance is not granted, the hardship will amount to more than a mere inconvenience, and would not allow the applicant to use the site. The relief sought is minimal for this proposed use.

## Appendix B: Application for Special Use Permit

1. Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):\*

Section 1202, F requires that car wash facilities be screened along the interior side and rear lot lines with a solid fence and/or wall and shrubs spaced 3' on center. Screening is provided with proposed fencing and existing building walls and shrubs are proposed where feasible. A dimensional variance is requested for the shrub requirement where this standard cannot be met. The site will also be graded to drain away from adjoining properties, which is required per Section 1202, F.

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:\*

Surrounding uses consist of service and auto related industries such as; gas stations, auto repair and sales, fast food restaurants with drive throughs, commercial uses and manufacturing/distribution uses. The proposed car wash use is consistent and complimentary to the abutting businesses and the surrounding area.

#### CITY OF PROVIDENCE ZONING BOARD OF REVIEW

DEPARTMENT OF INSPECTION + STANDARDS
444 Westminster Street, 1st Floor, Providence, Rhode Island 02903

# ATTESTATION/OWNER AUTHORIZATION FOR APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT

#### **ATTESTATION**

The undersigned acknowledge(s) that the statements in the application herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).

The undersigned further acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

Address, Plat, and Lot of Subject Property: 68 Pleasant Valley Parkway, Plat 27, Lots 42 & 78 Owner(s) Applicant(s) Name: Name: Johnson & Wales University Scrubadub Auto Car Wash Centers Signature: Signat Date: Date: 8/27/2025 **OWNER AUTHORIZATION** To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property. This is to certify that I \_\_\_\_lason Witham on behalf of Johnson & Wales University authorize Kelly Saleeba, Crossman Engineering to submit this Zoning Board of Review Application on my behalf for the property located at \_\_\_\_\_ Pleasant Valley Pkwy, Plat 27, Lots 42 & 78 By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard. **Property Owner Signature: Property Owner Name:** Jason Witham for Johnson & Wales University Date: 8/27/2025



Samuel Daganhardt City Forester BRETT P. SMILEY Mayor

9/18/2025

Kelly Saleeba Crossman Engineering 100 Jefferson Blvd, Suite 200 Warwick, Rhode Island 02888

RE: 68 Pleasant Valley Parkway

In reference to the proposed development at 68 Pleasant Valley Parkway, Providence, RI, this memo is provided in support of the applicant's request for a modification to the landscape buffer requirement under Section 1504 of the Providence Zoning Ordinance.

The attached Landscape Plan indicates that the buffer along Pleasant Valley Parkway ranges from 3 feet to 10 feet in width. While portions of the buffer fall below the minimum 5-foot requirement, the overall landscaped area provided along this frontage exceeds the minimum area required by the Ordinance. The design maintains a consistent and functional buffer that aligns with the intent of the zoning regulation.

Based on this, I support the applicant's request for a modification to the 5-foot minimum landscape buffer requirement.

Sincerely,

Samuel Daganhardt

James Hagmins

City of Providence Forester

# SITE PLAN SET

**FOR** 

# PROPOSED CAR WASH

PLAT MAP 27, LOTS 42 and 78
ZONING DISTRICT: M-1
LIGHT INDUSTRIAL DISTRICT
68 PLEASANT VALLEY PARKWAY
PROVIDENCE, RHODE ISLAND

# **OWNER**

JOHNSON & WALES UNIVERSITY
8 ABBOTT PARK PLACE
PROVIDENCE, RI 02903
c/o AIM REALTY WARWICK LLC
171 WOOSTER STREET
NATICK, MA 01760

## **APPLICANT**

SCRUBADUB AUTO
CAR WASH CENTERS
172 WORCESTER ROAD
NATICK, MA 01760
(508) 650-1155

# **ENGINEERS and LAND SURVEYORS**



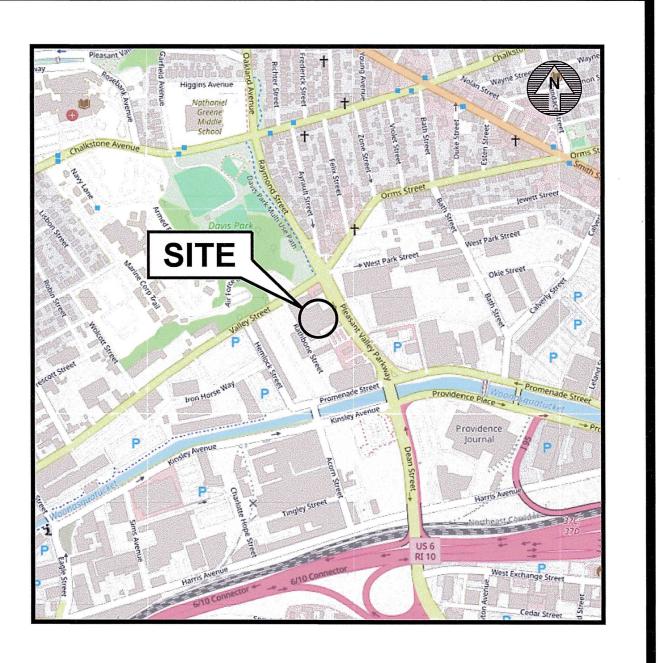
# **Crossman Engineering**

Rhode Island
100 Jefferson Blvd., Suite 200
Warwick, RI 02888
Phone: (401) 738-5660

Massachusetts
1 George Leven Drive, Suite 200
North Attleboro, MA 02760
Phone: (508) 695-1700

Email: cei@crossmaneng.com

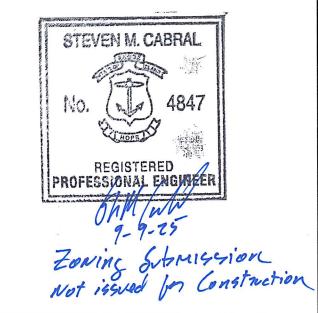
SEPTEMBER 2025 SHEET 1 of 16



# NOT TO SCALE

# INDEX OF DRAWINGS

DRAWING No.	PLAN
C1	GENERAL NOTES and LEGEND
C2	AERIAL MAP
C3	200' RADIUS MAP
C4	<b>EXISTING CONDITIONS PLAN</b>
C5	SITE LAYOUT PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
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REVISIONS:			
No.:	DATE:	DESCRIPTION:	
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## **GENERAL NOTES**

- 1. THE EXISTING CONDITIONS AND UTILITY INFORMATION REFERENCED IN THIS PLAN SET ARE BASED UPON A SURVEY PLAN PREPARED BY CROSSMAN ENGINEERING. THE PLANS MAY NOT DEPICT ALL UNDERGROUND UTILITY SYSTEMS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING DRAINAGE AND UTILITIES, BOTH UNDERGROUND AND OVERHEAD, BEFORE EXCAVATION BEGINS IN ACCORDANCE WITH "DIG SAFE PROGRAM LAW" ENACTED BY THE R.I. LEGISLATURE AND BY CONTACTING THE INDIVIDUAL UTILITY COMPANIES. EXCAVATION SHALL BE IN ACCORDANCE WITH ALL STATUTES, ORDINANCES, RULES AND REGULATIONS OF ANY CITY, STATE OR FEDERAL AGENCY THAT MAY APPLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- 2. SPECIFICATIONS TO GOVERN THIS PROJECT ARE IDENTIFIED WITHIN THE PROJECT MANUAL AND/OR WITHIN THE RIDOT STANDARD SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL EXCAVATION, PLACEMENT OF FILL, PIPE INSTALLATION, BITUMINOUS PAVEMENT, CUTTING INTO CATCHBASIN/MANHOLES, CONCRETE AND SAWCUTTING. ALL WORK CONDUCTED IN THE STATE RIGHT-OF-WAY (ROW) SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION (RIDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED AUGUST 2024 EDITION, WITH ALL REVISIONS. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS, 1998 EDITION (AMENDED OCTOBER 2022) WITH ALL REVISIONS. THE "METHOD OF MEASUREMENT" AND "BASIS OF PAYMENT" WITHIN THE RIDOT SPECIFICATIONS ARE NOT APPLICABLE. THESE SPECIFICATIONS CALL BE OBTAINED ON-LINE AT:

## "https://www.dot.ri.gov/business/bluebook.php"

- 3. FOR ALL EXCAVATION AND PLACEMENT OF FILL, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
- 4. RHODE ISLAND STANDARDS REFERENCED ARE ACCORDING TO THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS "RHODE ISLAND STANDARD DETAILS" DATED OCTOBER 21. 2022 WITH ALL REVISIONS AS PREPARED BY THE DEPARTMENT OF TRANSPORTATION.
- 5. THE CONTRACTOR MUST VERIFY PRIOR TO CONSTRUCTION THAT ALL REQUIRED AUTHORIZATION TO PERFORM WORK HAS BEEN OBTAINED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION OPERATIONS INCLUDING ALL ACTIONS OR OMISSIONS OF ANY SUBCONTRACTORS, AGENTS OR EMPLOYEES. THE CONTRACTOR MUST ENSURE THAT THE CONDITIONS OF ALL PERMITS, SPECIFICATIONS AND FEDERAL, STATE AND LOCAL REGULATIONS ARE STRICTLY ENFORCED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ASPECTS OF ON-SITE SAFETY INCLUDING ANY DAMAGE TO EXISTING STRUCTURES.
- 6. WORK SHOWN ON THE PLANS FOR WHICH THERE ARE NO PARTICULAR DETAILS OR SPECIFICATIONS DOES NOT RELIEVE THE CONTRACTOR FROM FURNISHING AND INSTALLING THE WORK. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE CONTRACT DOCUMENTS AND PLANS AND INSPECT THE SITE. THE BID PRICE SHALL INCLUDE ALL LABOR, INCIDENTALS, TOOLS EQUIPMENT, TESTING, SERVICES AND MATERIALS NECESSARY TO COMPLETE THE PROJECT. ANY CHANGES TO THE PROJECT OR THE INSTALLATION OF AN ITEM FOR WHICH NO PARTICULAR DETAIL OR SPECIFICATION WAS PROVIDED MUST BE REVIEWED BY AND MUST BE ACCEPTABLE TO THE ENGINEER AND OWNER.
- 7. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY WORK.
- 8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE INITIATION OF WORK. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
- 9. ALL DISTURBED AREAS SHALL BE REPLACED IN KIND UNLESS OTHERWISE SHOWN.
- 10. THROUGHOUT THE SITE URBAN FILL AND/OR DEBRIS MAY BE ENCOUNTERED DURING EXCAVATION. THE CONTRACTOR SHALL INCLUDE REMOVAL AND DISPOSAL OF THIS MATERIAL WITHIN THE REQUIRED EXCAVATION AREA, IN THE BID PRICE.
- 11. ALL PROPOSED SIDEWALK RAMPS SHALL HAVE A DETECTABLE WARNING DEVICE (RI STD 48.1.0).
- 12. THE SITE IS NOT WITHIN 200' OF ANY WETLAND AREAS, WATER COURSES OR COASTAL FEATURES,

## LAYOUT NOTE

THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN. AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE TO SET AND VERIFY ALL LINES AND GRADES AND PROVIDE A BENCH MARK FOR CONSTRUCTION. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEM FOUND WHICH DOES NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.

# **EXISTING UTILITY NOTES**

- 1. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANIES AND LAND OWNER TO OBTAIN THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. THE MARKED LOCATIONS SHALL BE PRESERVED BY THE CONTRACTOR DURING THE COURSE OF THE WORK, UNTIL SUCH TIME AS THE ARE NO LONGER NEEDED.
- 2. ALL UTILITIES INTERFERED WITH OR DAMAGED BY THE CONTRACTOR SHALL BE IMMEDIATELY AND PROPERLY RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FULLY COMPACT ALL BACKFILL MATERIAL AROUND AND UNDER ALL EXISTING UTILITIES ENCOUNTERED OR CROSSED.
- 3. UNDERGROUND UTILITIES REFERENCED ON THESE PLANS ARE APPROXIMATE OBTAINED FROM THE SEWER PLAN/PROFILE SHEETS FROM THE CITY OF PROVIDENCE.

## FLOOD ZONE NOTE

THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS NOTED ON THE FEMA FLOOD MAP SERVICE CENTER FOR PROVIDENCE COUNTY, RHODE ISLAND, MAP NUMBER 44007C0308J, MAP REVISED OCTOBER 2, 2015.

## CONSTRUCTION WITHIN PUBLIC R.O.W

1. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY STANDARDS. SEE: "https://www.providenceri.gov/wp-content/uploads/2017/04/Providence-DPW-Standard-Details.pdf".

## PROPOSED PAVEMENT STRUCTURE / ROADWAY TRENCH REPAIR

2" BITUMINOUS CONCRETE TOP COURSE (CL. 9.5 HMA) 3" BITUMINOUS CONCRETE BINDER COURSE (CL. 12.5 HMA) 12" GRAVEL BORROW SUBBASE

## MAINTENANCE AND PROTECTION OF TRAFFIC NOTES

- 1. ALL TRAFFIC CONTROLS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), 2009 EDITION, INCLUDING ALL REVISIONS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY CONSTRUCTION SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), 2009 EDITION, INCLUDING ALL REVISIONS.
- 3. TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
- 4. THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS WILL NOT BE PARKED IN ANY ROADWAY RIGHT-OF-WAY UNLESS AAPROVED BY THE PROVIDENCE DWP.
- 5. ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS, CHANNELING DEVICES, ETC., SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 EDITION, INCLUDING REVISION 2, MAY 2012, AND SUBSEQUENT ADDENDA.
- 6. SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE STATE D.O.T. SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.
- 7. THE CONTRACTOR SHALL INCLUDE POLICE DETAILS REQUIRED FOR WORK WITHIN THE CITY RIGHT-OF-WAY, WITIN THE CONTRACT FRICE.
- 8. ROAD OPENING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
- COORDINATION WITH THE PROVIDENCE DEPARTMENT OF PUBLIC WORKS IS REQUIRED TO REVIEW ALL WORK IMPACTING SIDEWALKS AND/OR PEDESTRIAN TRAFFIC WITHIN THE CITY R.O.W. THE CONTRACTOR IS RESPONSIBLE FOR ALL SIGNAGE, DETOURS AND TEMPORARY FENCING AROUND SITE REQUIRED DURING CONSTRUCTION. DPW APPROVALS WILL BE REQUIRED FOR SIDEWALK WORK.
- 10. TEMPORARY CONSTRUCTION FENCING IS REQUIRED AROUND THE ENTIRE SITE AND SIDEWALK AREAS DURING CONSTRUCTION.

## **DEMOLITION NOTES**

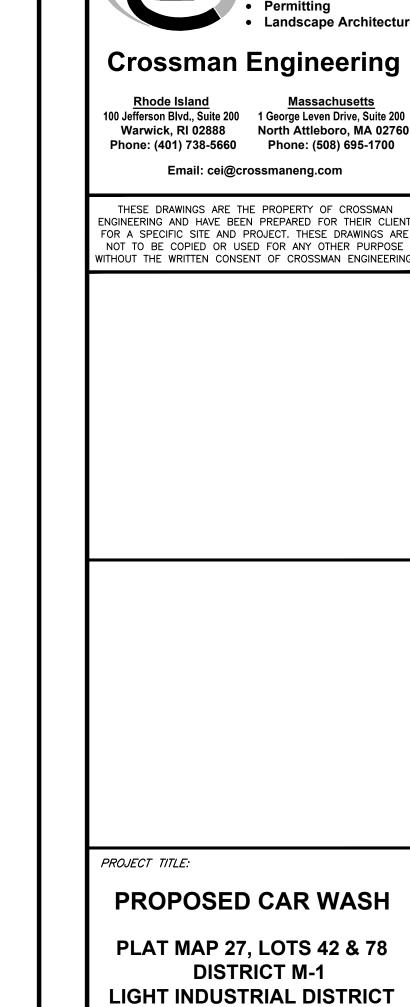
- 1. AS APPLICABLE FOR TERMINATING EXISTING SERVICES: THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITY STUBS TO THIS SITE AND PROPERLY PLUG AND CAP STUBS AT THE MAIN. NOTE: IF UTILITY COMPANY ALLOWS CUTTING AND CAPPING EXISTING UTILITY SERVICES THAT ARE NO LONGER NEEDED AT THE CURB LINE, THEN CONTRACTOR SHALL PROVIDE OWNER A CREDIT FOR NOT ENTERING INTO THE ROADWAY FOR TERMINATION AT THE MAIN.
- 2. THE CONTRACTOR IS RESPONSIBE TO REMOVE AND DISPOSE ALL ITEMS OUTSIDE THE BUILDING FOOTPRINT, INCLUDING BUT NOT LIMITED TO EXISTING PAVEMENT, SIDEWALKS, CURB, DEBRIS, TREES, UNDERGROUND PIPES AND FENCING ON SITE.
- 3. BUILDING DEMOLITION IS NOT INCLUDED OR REFERENCED IN THIS PLAN SET. REFER TO ARCHITECTUAL PLANS FOR REQUIRED PERMITS, TESTING, REMOVAL AND DISPOSAL REQUIREMENTS FOR THE BUILDING DEMOLITION.
- 4. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL UTILITIES TO REMAIN AND/OR ABOVE GROUND ITEMS TO REMAIN. ANY DAMAGE TO REMAINING ITEMS (INCLUDING BUT NOT LIMITED TO SIDEWALKS, CURB, PAVEMENT, BUILDINGS, FENCE, RAILING AND UTILITIES, COVERS AND FRAMES) BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AT NO ADDITIONAL COST TO THE OWNER.

EXISTING		
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	CURB	
OUP #	UTILITY POLE	
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	OVERHEAD WIRE	
MH DMH	DRAINAGE MANHOLE	
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SMH	SEWER MANHOLE	
MH EMH	ELECTRIC MANHOLE	
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TP1	FILTER SOXX	
	TEST PIT	

**LEGEND** 

## SITE NOTES:

- 1. THE SITE IS LOCATED AT 68 PLEASANT VALLEY PARKWAY, PROVIDENCE, RI. AND HAS FRONTAGE OFF RATHBONE STREET.
- 2. THE SITE IS LOCATED WITHIN THE M-1 (LIGHT INDUSTRIAL DISTRICT) ZONE.
- 3. THE SITE IS NOT LOCATED WITHIN OR ADJACENT TO ANY HISTORICAL OVERLAY ZONES.
- 4. NO WETLANDS ARE LOCATED WITHIN 200' OF THE SITE.



PLAT MAP 27, LOTS 42 & 78 DISTRICT M-1

Civil

Transportation

Environmental

Site Planning

Surveying

**68 PLEASANT VALLEY PARKWAY** PROVIDENCE. RI

PREPARED FOR:

**SCRUBADUB AUTO CAR WASH CENTERS** 

172 WORCESTER ROAD **NATICK, MA 01760** 

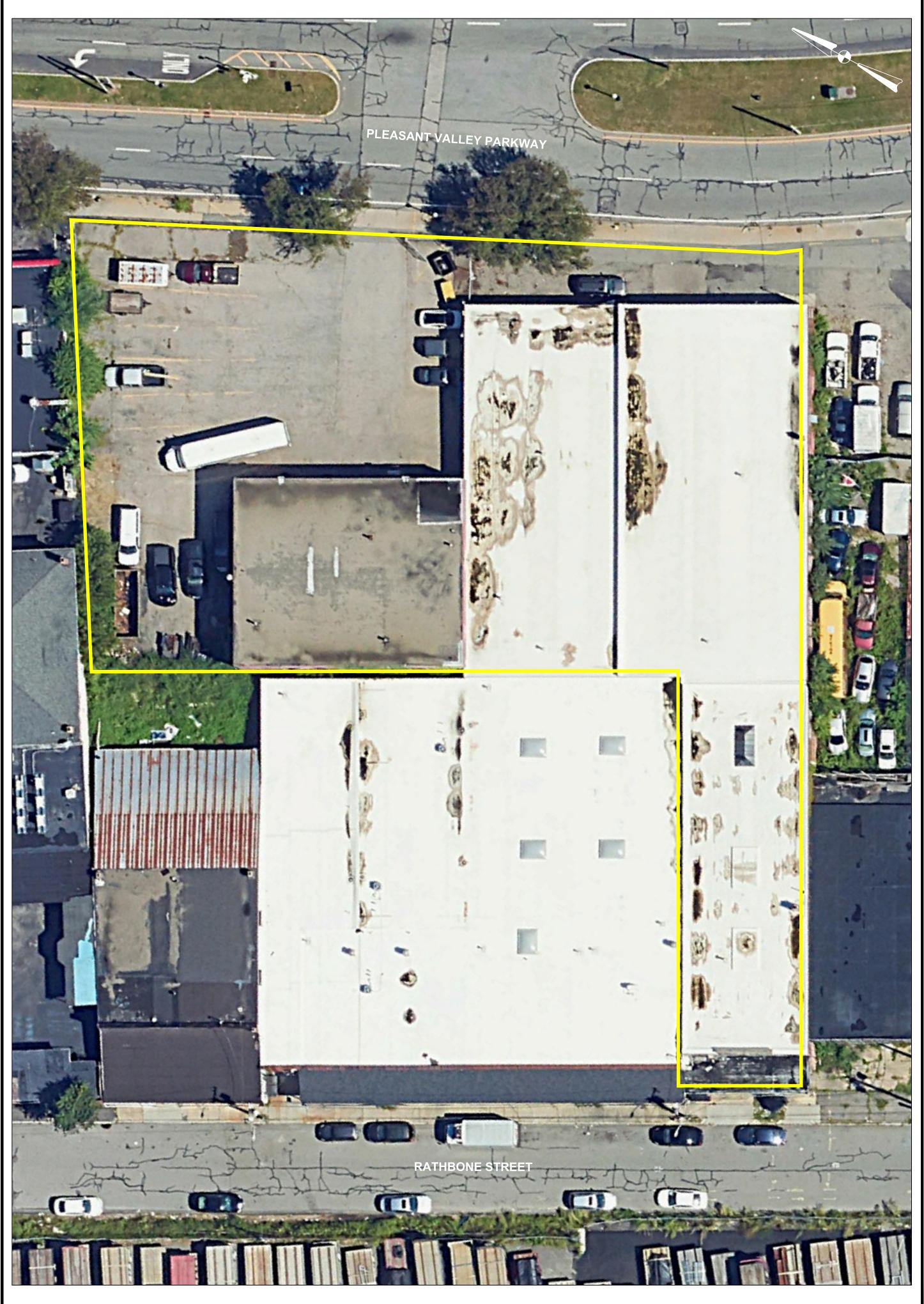
DRAWING TITLE:

**GENERAL NOTES** and LEGEND

SEPTEMBER 2025		ľ	NO SCALE
<i>DWG. NAME:</i> 2922-02-NOTES.dwg			wg
REVISIONS			
NUMBER	REMARKS		DATE

SHEET: 2 OF: 16

DRAWING NUMBER





POST DEVELOPMENT



 Site Planning SurveyingPermitting

TransportationEnvironmental

# **Crossman Engineering**

Rhode Island Massachusetts
100 Jefferson Blvd., Suite 200
Warwick, RI 02888 North Attleboro, MA 02760 Phone: (401) 738-5660 Phone: (508) 695-1700

Email: cei@crossmaneng.com

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PROJECT TITLE:

# PROPOSED CAR WASH

**PLAT MAP 27, LOTS 42 & 78 DISTRICT M-1** LIGHT INDUSTRIAL DISTRICT

**68 PLEASANT VALLEY** PARKWAY PROVIDENCE, RI

PREPARED FOR:

SCRUBADUB AUTO CAR WASH CENTERS

172 WORCESTER ROAD NATICK, MA 01760

DRAWING TITLE:

# **AERIAL MAP**

1"=20' SEPTEMBER 2025 2922-03-AERIAL.dwg

**EXISTING CONDITIONS** 



# LIST OF ABUTTERS WITHIN 200'

PLAT 27 LOT 43 JMS REAL ESTATE LLC 28 DOVER STREET PROVIDENCE, RI 02908

PLAT 27 LOT 53 786 LLC 38 STEEPLE LANE LINCOLN, RI 02865 PLAT 27 LOT 77

67 RATHBONE LLC 67 RATHBONE STREET PROVIDENCE, RI 02908

PLAT 27 LOT 79 JMS REAL ESTATE LLC 28 DOVER STREET PROVIDENCE, RI 02908

272/80 LLC 400 RESERVOIR AVENUE, UNIT 3A PROVIDENCE, RI 02907

PLAT 27 LOT 84 RATHBONE PROPERTIES LLC 124 WEST PARK STREET PROVIDENCE, RI 02908

681 VALLEY STREET PROVIDENCE, RI 02908 PLAT 27 LOT 95

PROVIDENCE, RI 02908 PLAT 27 LOT 268 272/80 LLC 400 RESERVOIR AVENUE, UNIT 3A

PLAT 27 LOT 287 PAUL CUFFEE SCHOOL 459 PROMENADE STREET

(AS OF SEPTEMBER 2025)

PLAT 27 LOT 302 272/80 LLC 400 RESERVOIR AVENUE, UNIT 3A PROVIDENCE, RI 02907

PLAT 27 LOT 303 PAUL CUFFEE SCHOOL 459 PROMENADE STREET PROVIDENCE, RI 02908

PLAT 27 LOT 304 PROVIDENCE REDEVELOPMENT AGENCY 444 WESTMINSTER STREET, SUITE 3A PROVIDENCE, RI 02903

PLAT 27 LOT 305 AMG REALTY LLC 59 HEMLOCK STREET PROVIDENCE, RI 02908

PLAT 66 LOT 1 UNITED STATES OF AMERICA 2 EXCHANGE TERRACE PROVIDENCE, RI 02903

PLAT 66 LOT 222 CITY OF PROVIDENCE PROVIDENCE CITY HALL 25 DORRANCE STREET PROVIDENCE, RI 02903

PLAT 67 LOT 265 THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC. 1 EXECUTIVE PARK DRIVE, SUITE 300 BEDFORD, NH 03110

PLAT 67 LOT 406 CITY OF PROVIDENCE PROVIDENCE CITY HALL 25 DORRANCE STREET PROVIDENCE, RI 02903

PLAT 67 LOT 514 THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC. 1 EXECUTIVE PARK DRIVE, SUITE 300 BEDFORD, NH 03110

PLAT 67 LOT 515 THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC. 1 EXECUTIVE PARK DRIVE, SUITE 300 BEDFORD, NH 03110



# **Crossman Engineering**

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**PLAT MAP 27, LOTS 42 & 78 DISTRICT M-1** LIGHT INDUSTRIAL DISTRICT

> **68 PLEASANT VALLEY PARKWAY** PROVIDENCE, RI

PREPARED FOR:

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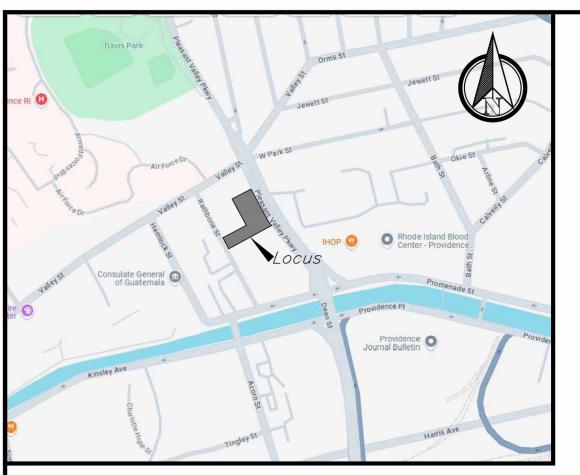
DRAWING TITLE:

SEPTEMBER 2025

# 200' RADIUS MAP

1"=40'

DWG. NAME:	0000 07 DADILIO		
	2922-03-RADIUS.d	lwg	
REVISIONS			
$\triangle$			
NUMBER	REMARKS	DATE	
DRAWING NUMBER			



## <u>Locus Plan</u> Not to Scale

Field survey work performed by Crossman Engineering on

Any and all utilities shown hereon are plotted from field location of visible above ground structures, plans of record and/or locations provided by the utility owner. Any underground utility information shown hereon must be verified in the field prior to any excavation or construction on this site. The contractor or users of this plan should contact DigSafe prior to any work. Crossman Engineering, Inc. assumes no responsibility for the accuracy or completeness of the information shown.

The horizontal datum is the Rhode Island state plane coordinate system (NAD83) and the vertical datum is NAVD88 established using gnss rtk network control.

Abutters information taken from the City of Providence, RI tax assessors records in month of year. This information is not a certification of title or ownership for the properties shown. The properties hereon are subject to any recorded or unrecorded easements, restrictions, or conditions of record which may not be depicted on this

5. A further review of the survey results reveals a possible encroachment issue, where a portion of the subject property's building appears to extend beyond the legal boundary line onto neighboring lots 43 & 79, as defined on the survey plat

<u>Plan references:</u>

City of Providence Street Line Plan 51-23

Plan Book 97 Page 134

"City Engineers Office Street Line Dept. April 7, 1898 020746 Office No. 1174, Drawer 96, Sheet 8. Scale 60 feet per inch" City of Providence Street Line Plan 96—B—29

"Johnson & Wales College Maintenace Garage Pleasant View Partkway, Providence, Rl. Alfred Kozar, A.I.A., Architect. 208 Weybosset St. Providence, R.I. Drawing No. 1 Date 25 Feb,

Legal description of parcels

Beginning at a point in the northeasterly line of said Rathbone Street at the most westerly corner of land now or formerly of Beneditto A. Buonanno and wife, said point of beginning being the most southerly corner hereof;' thence northwesterly, bounding southwesterly on said Rathbone Street, forty (40) feet to land now or formerly of Gaspee Realty Company, Inc.; thence northeasterly at right angles to said Rathbone Street, bounding northwesterly on said last named land, one hundred thirty—five (135) feet to the most easterly corner thereof; thence northwesterly, bounding southwesterly on said last named land in part and in part on land now or formerly of Al—Jac's, Inc., in all one hundred ninety—one and 34/100 (191.34) feet, more or less, to land now or formerly of Gennaro Calcagni and wife; thence northeasterly, bounding northwesterly on said Calcagni land in part and in part on land now or formerly of Antonio S. Simeone, in all one hundred forty-seven and 35/100 (147.35) feet to said Pleasant Valley Parkway; thence southeasterly, bounding northeasterly on said Pleasant Valley Parkway, two hundred thirty (230) feet to an angle therein at a granite bound; thence turning an exterior angle of 170° 37' 27" and running still southeasterly, bounding northeasterly on said Pleasant Valley Parkway, eight and 4/10 (8.4) feet to said Buonanno land; thence southwesterly, bounding southeasterly on said Buonanno land, two hundred seventy—two and 43/100 (272.43) feet to said Rathbone Street at the point of beginning.

## Legend

Sign

*\$∟P Light Pole* 

*■ Drainage Curb Inlet* 

Drainage Manhole OUP # Utility Pole

**>** Guy Wire

——OHW—— Overhead lines

© Electric Manhole

**EM** Electric Meter

**⊠** Gas Meter

ം Gas Shutoff

Telephone Manhole

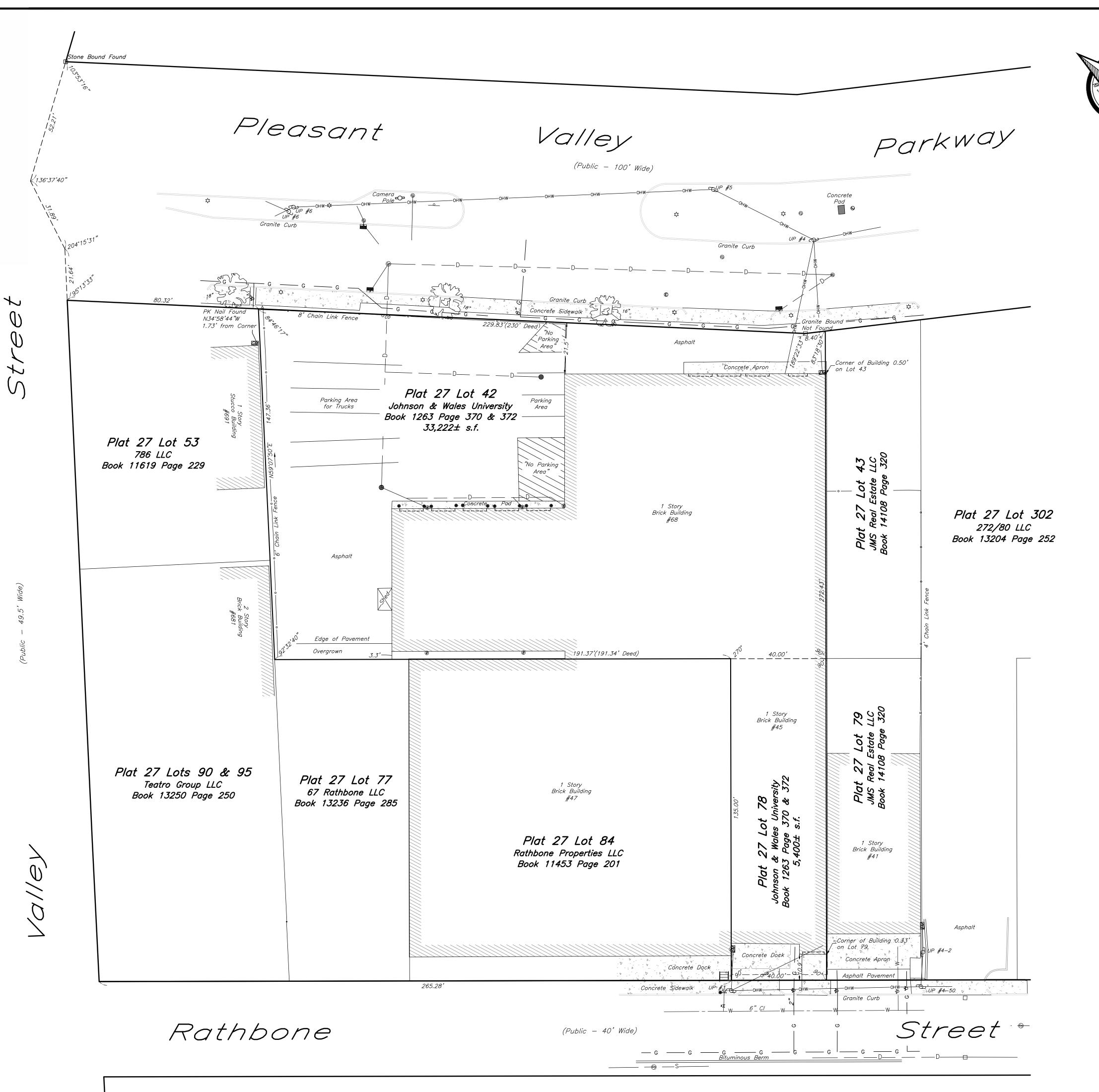
Sewer Manhole oco Sewer Cleanout

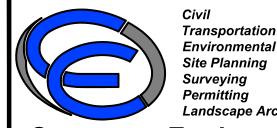
Fire Hydrant

₩ Water Gate

**₩** Water Shutoff ———⊶ Chain Link Fence

(Size) Decidious Tree





100 Jefferson Blvd

Suite 200

Warwick, RI 02888

(401) 738-5660

Environmental Site Planning Surveying Permitting

**Crossman Engineering** 1 George Leven Drive Suite 200 North Attleborough, MA 02760

(508) 695-1700

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Email: cei@crossmaneng.com

Certification

To: First American Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was complete on December 03, 2024.

Date of Plat or Map: February 13, 2025

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015 as follows:

Comprehensive Boundary Survey Measurement Specification I

Data Accumulation Survey—Topographic Measurement Specification III The purpose for the plan is to prepare an

ALTA/NSRS plan Certificate of Authorization # A257



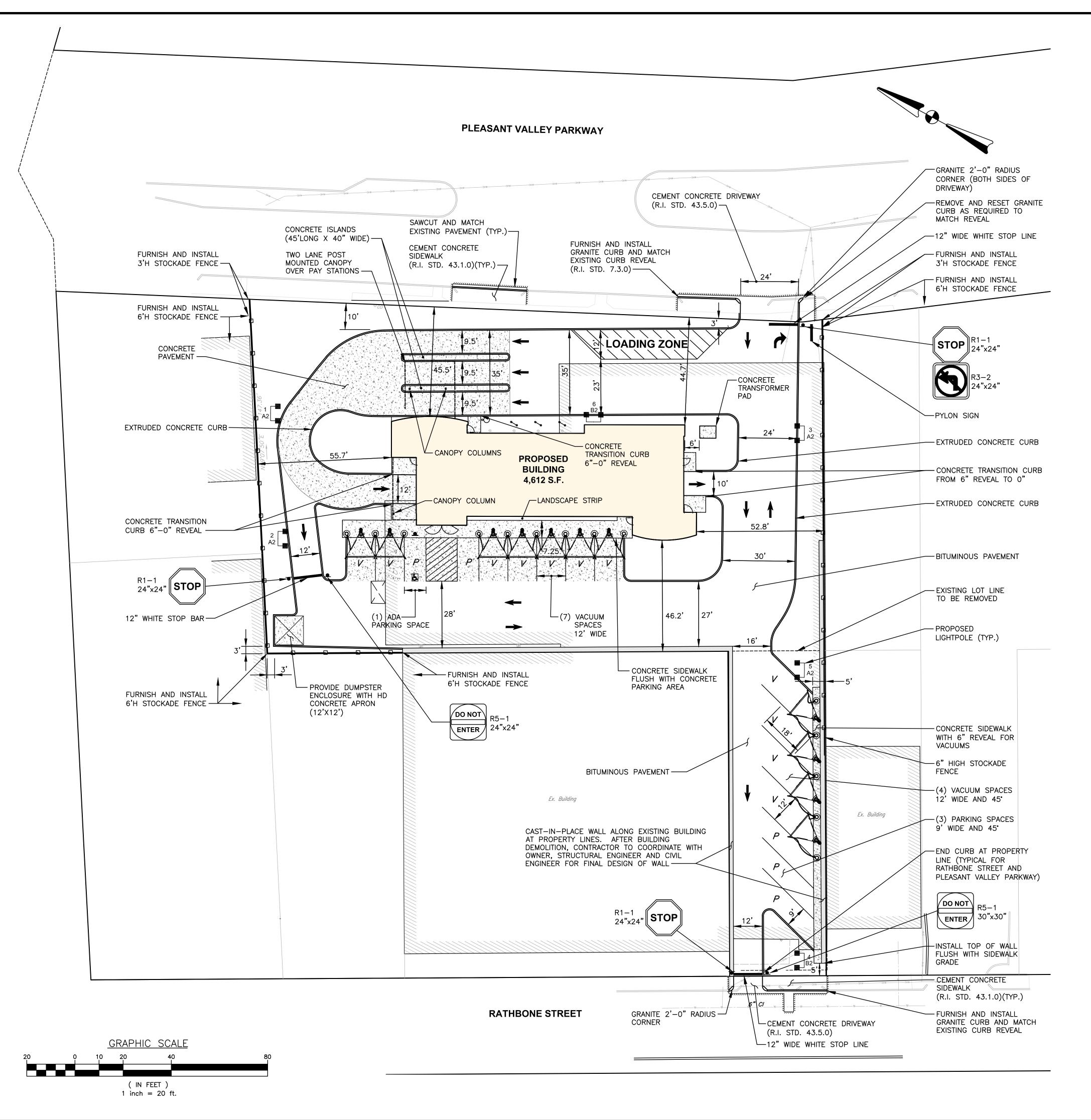
**Su** 42

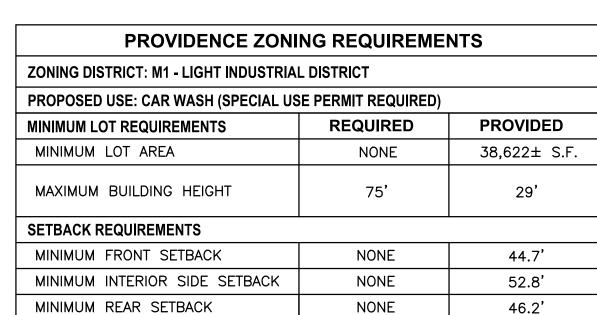
an Pla

February 13, 2025 1" = 20'

File Name: 2922 20250213 Drawn By: Checked By: RT & DA

Remarks





PARKING REQUIREMENTS	REQUIRED	PROVIDED
2 PER CAR WASH BAY +	2 PARKING SPACES	5 STANDARD 11 VACUUM
3 STACKING SPACES PER BAY	3 STACKING SPACES	>3 SPACES/BAY
PARKING STALL SIZE	8.5'x18'	INTERIOR PARKING: STANDARD = 9'X18' VACUUM = 12'X18'
MIN. AISLE WIDTH	22' FOR 90' PARKING 12' FOR 45' PARKING	27-28' FOR 90° PARKING 12' FOR 45° PARKING
MAX. DRIVEWAY WIDTH	12' FOR ONE WAY 24' FOR TWO WAY	12' FOR ONE WAY 24' FOR TWO WAY
LANDSCAPE BUFFER ALONG ROW	5' PERIMETER	3'-10'±
BICYCLE SPACES	NONE	NONE

## **PLAN NOTES:**

- 1. PER SECTION 1201 OF THE CITY OF PROVIDENCE ZONING ORDINANCE, A SPECIAL USE PERMIT IS REQUIRED FOR CAR WASH USE IN THE M1 ZONE.
- 2. PER SECTION 1504 OF THE CITY OF PROVIDENCE ZONING ORDINANCE, A MODIFICATION TO THE 5' MIN. PERIMETER LANDSCAPE STRIP IS REQUESTED FROM THE CITY FORESTER.
- PER SECTION 1206, F(1) OF THE CITY OF PROVIDENCE ZONING ORDINANCE, A DIMENSIONAL VARIANCE IS REQUIRED FOR THE LANDSCAPING SHRUB BUFFER ALONG INTERIOR SIDE AND REAR PROPERTY LINES. REFER TO SHEET L1 LANDSCAPE PLAN.



SurveyingPermitting Landscape Architecture

 Transportation Environmental Site Planning

Crossman Engineering

Civil

Rhode Island
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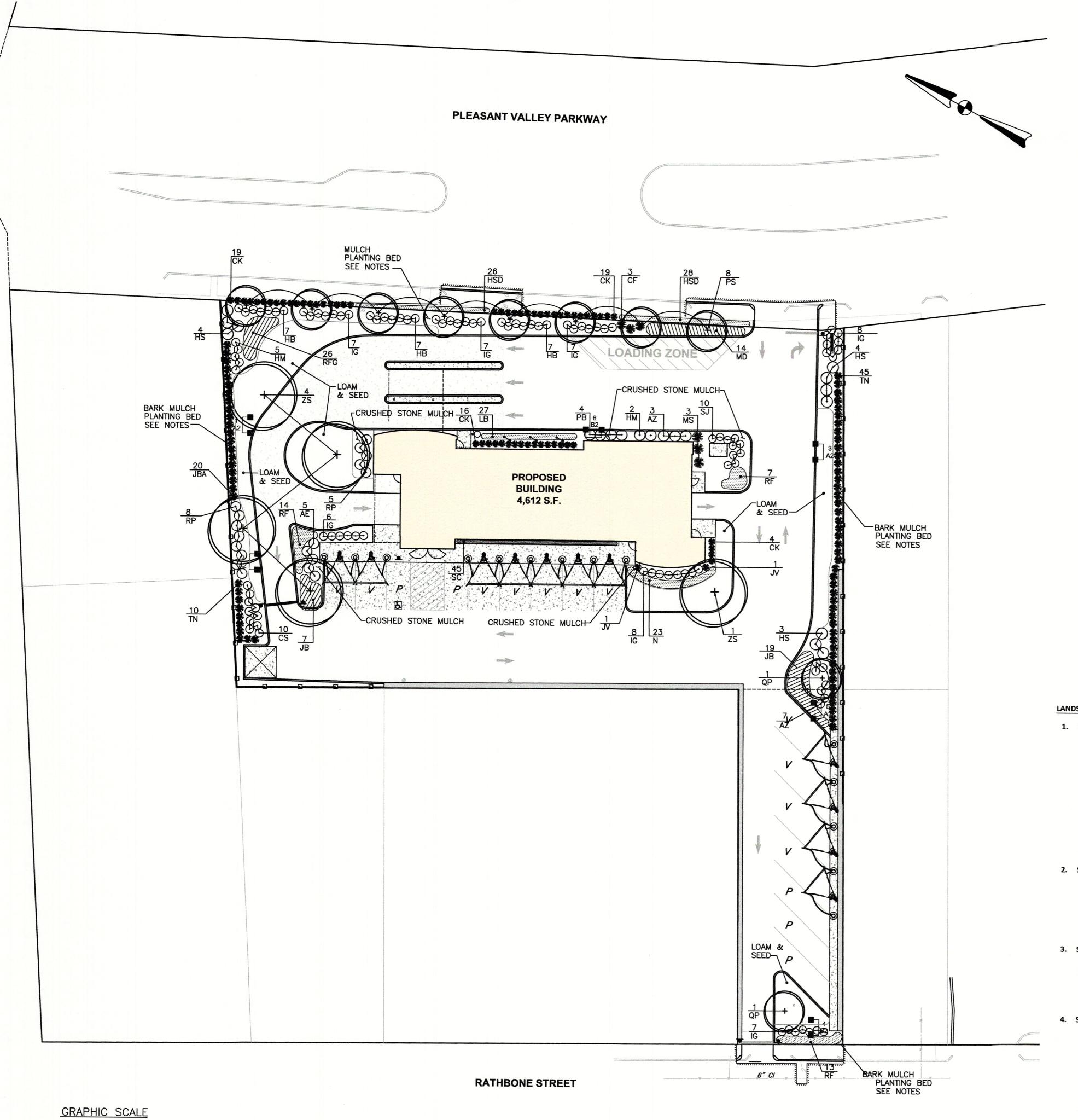
DRAWING TITLE:

SITE LAYOUT **PLAN** 

SCALE:

SEPTEMBER 2025 1"=20'				
DWG. NAME:				
	2922-06-SITE	dwg		
REVISIONS				
$\triangle$	$\triangle$			
NUMBER	REMARKS		DATE	

DRAWING NUMBER



( IN FEET ) 1 inch = 20 ft.

## PLANTING SCHEDULE

		TREES		
Key	Quantity	Botanical Name Common Name	Remarks	Size
JV	2	Juniperus virginiana 'Taylor' Fastigiate Eastern Red Cedar	6 - 7' ht	В &Е
PS	8	Prunus sargentii 'Columnaris' Columnar Sargent's Cherry	2 - 2 1/2 " cal.	B & B
QP	2	Quercus palustris 'Green Pillar' Columnar Pin Oak	2 - 2 1/2 " cal.	B & F
TN	55	Thuja occidentallis 'Nigra'  Dark Green Arborvitae	5 - 6 ht	B & B
ZS	5	Zelkova serrata 'Green Vase' Green Vase Japanese Zelkova	2 - 2 1/2 " cal.	B &B
		SHRUBS		
AZ	10	Azalea 'Tradition' Pink Azalea	#3	Cont.
AE	5	Azalea Encore 'Autumn Amethyst' Re-blooming Purple Azalea	#5	Cont.
CF	3	Chamaecyparis filifera 'Gold Mop'  Gold Mop Threadleaf Falsecypress	#5	Cont.
CS	10	Cornus sericea 'Farrow Arctic Fire'  Dwarf Arctic Fire Redtwig Dogwood	#3	Cont.
HS	11	Hibiscus syriacus 'Pink Chiffon' Pink Chiffon Rose of' Sharon	3' ht	Cont.
НВ	21	Hydrangea p. 'Bobo' Dwarf White Panicle Hydrangea	3' ht	Cont.
НМ	7	Hydrangea macrophylla 'Nikko Blue' Nikko Blue Hydrangea	#5	Cont.
IG	50	Ilex glabra 'Shamrock' Shamrock Inkberry	3' ht	Cont.
JBA	20	Juniperus chin. 'Blue Arrow' Upright Blue Arrow Juniper	5 - 6 ht	Cont.
MS	3	Miscanthus sinensis 'Gracillmus'  Maidenhair Grass	#3	Cont.
PB	4	Pieris 'Brouwer's Beauty' Brouwer's Beauty Andromeda	#5	Cont.
RP	13	Rhododendron 'PJM'  Lavender PJM Rhododendron	3' ht	Cont.
RF	34	Rosa Drift 'Popcorn' Yellow and White Drift Rose	#2	Cont.
SJ	10	Spirea japonica 'Double Play Doozie'  Double Play Doozie Spirea	#3	Cont.
	GRO	OUNDCOVER/PERENNIALS/	GRASSES	
CK	58	Calamagrostis 'Karl Foerster' Feather Reed Grass	#2	Cont.
HSD	54	Hemerocallis 'Stella D'Oro'  Re-blooming Dwarf Yellow Daylily	#1	Cont.
ЈВ	26	Juniperus conferta 'Blue Pacific'  Shore Juniper	#2	Cont.
LB	27	Liriope 'Big Blue' Big Blue Liriope	#1	Cont.
MD	14	Miscanthus decussata Russian Cypress	#2	Cont.
N	23	Nepeta 'Purrsian Blue' Purrsian Blue Catmint	#1	Cont.
RFG	26	Rosa Drift 'Popcorn' Yellow and White Drift Rose	#2	Cont.
SC	45	Sedum 'John Creech'  John Creech Stonecrop	#1	Cont.

# LANDSCAPE REQUIREMENTS:

# 1. SECTION 1202, F (1) REQUIRED SCREENING ALONG INTERIOR SIDE AND REAR LOT LINES

REQUIRED NUMBER OF SHRUBS ALONG THE WESTERLY (REAR) PROPERTY LINE = 191.4 LF X 1 SHRUB / 3' REQUIRED = 64 SHRUBS PROVIDED = 0

REQUIRED NUMBER OF SHRUBS ALONG THE NORTH (INTERIOR SIDE) PROPERTY LINES = (135 LF + 147.4 LF) X 1 SHRUB / 3' REQUIRED = 95 SHRUBS PROVIDED = 39 SHRUBS

REQUIRED NUMBER OF SHRUBS ALONG THE SOUTH (INTERIOR SIDE) PROPERTY LINE = 272.4 LF X 1 SHRUB / 3' REQUIRED = 91 SHRUBS PROVIDED = 45 PROVIDED

DIMENSIONAL VARIANCE IS REQUESTED.

## 2. SECTION 1503, C (1) REQUIRED TREE CANOPY

REQUIRED = 15% THE SQUARE FOOTAGE OF THE LOT = 38,622 SF X 0.15 = 5,793 SF TREE CANOPY PROVIDED =

8 SMALL TREES 300 SF X 8 = 2,400 SF 7 LARGE TREES 1,000 SF X 7 = 7,000 SF PROVIDED TOTAL TREE CANOPY = 9,400 SF THE STANDARD IS MET.

# 3. SECTION 1504, PARKING LOT PERIMETER LANDSCAPE STRIP

REQUIRED LANDSCAPE STRIP WIDTH ALONG ROW = 5' MIN. PROVIDED = VARIES 3'-10'

A MODIFICATION IS REQUESTED FROM THE CITY FORESTER FOR A REDUCTION OF THE MINIMUM 5' LANDSCAPE STRIP ALONG PLEASANT VALLEY PARKWAY.

## 4. SECTION 1505, INTERIOR PARKING LOT LANDSCAPING

REQUIRED MINIMUM INTERIOR LANDSCAPING = 10% OF PARKING LOT = 24,996 SF X 0.10 = 2,500 SF PROVIDED INTERIOR LANDSCAPING = 3,274 SF = 13% THE STANDARD IS MET.



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DRAWING TITLE:

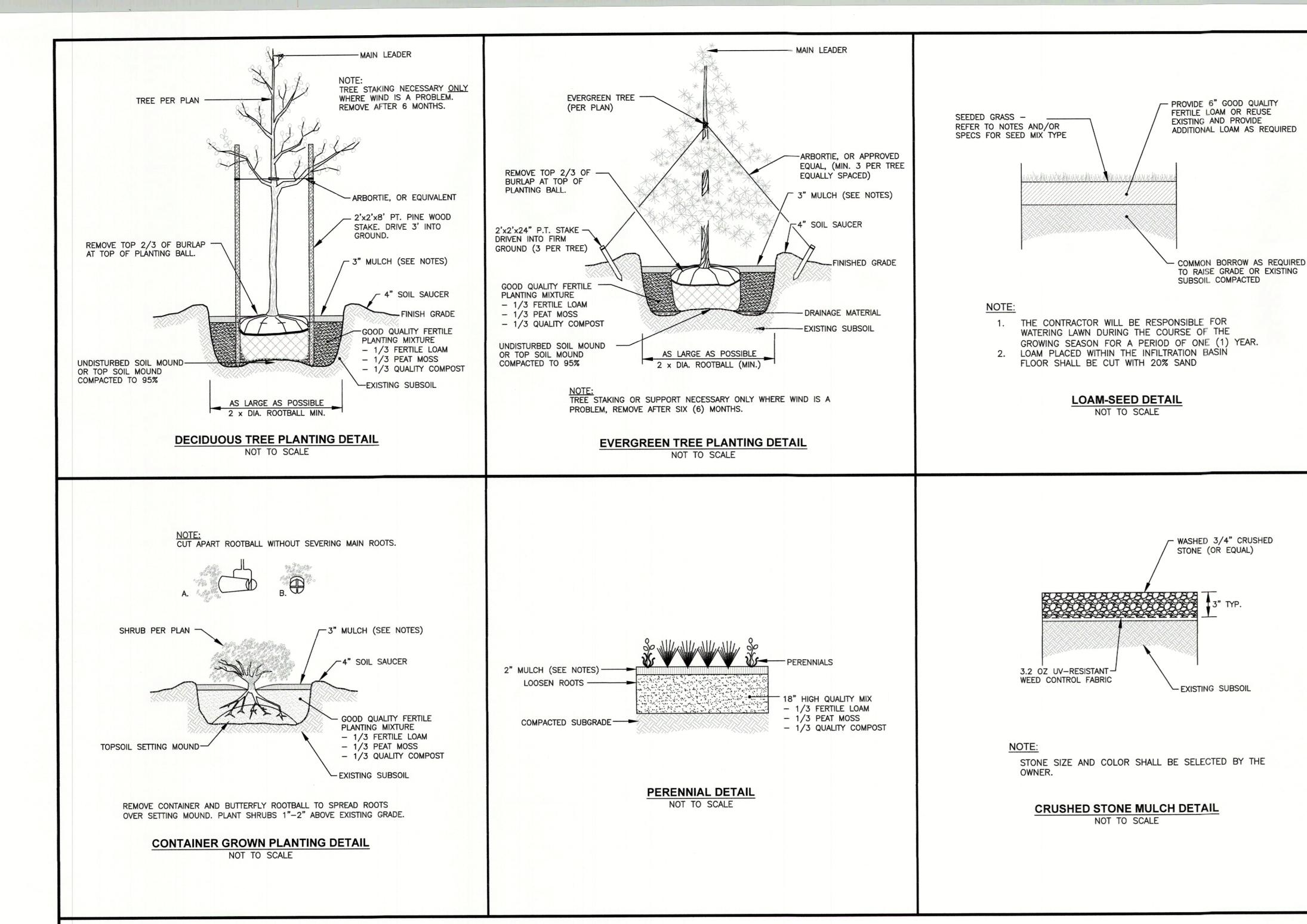
LANDSCAPE **PLAN** 

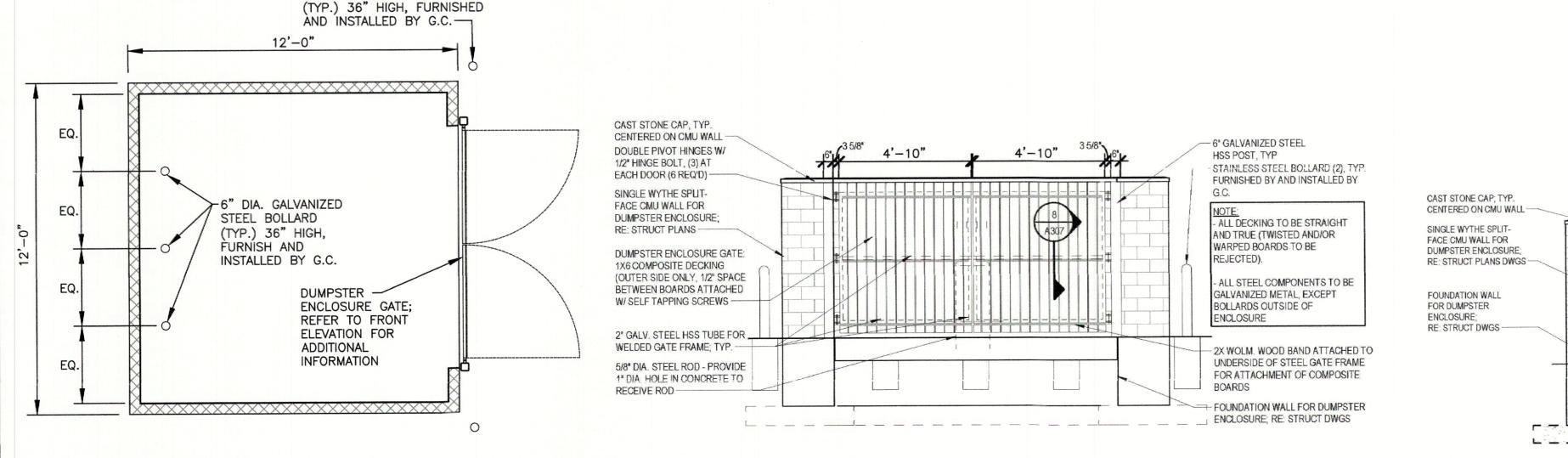
SCALE:

SEPTEMB	ER 2025	1"=20'		
DWG. NAME:	DWG. NAME: 2922-18-LAND.dwg			
REVISIONS	.922 10-LAIV	D.dwg		
\( \triangle \)				
NUMBER	REMARKS	DATE		

DRAWING NUMBER

SHEET: 7 OF: 16





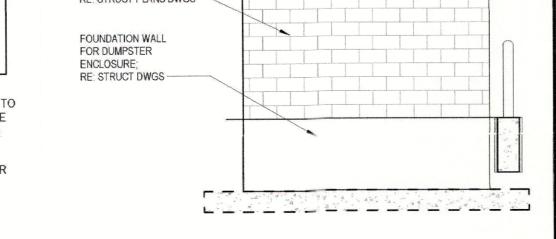
6" DIA. STAINLESS STEEL

BOLLARD (2);

**DUMPSTER ENCLOSURE DETAIL - PLAN VIEW** 

NOT TO SCALE

**DUMPSTER ENCLOSURE DETAIL - FRONT ELEVATION** NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL - SIDE ELEVATION NOT TO SCALE

SEEDING NOTES

- 1. LOAM SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" OVER ALL AREAS DESIGNATED ON PLANS.
- 2. SHAPE AND SMOOTH THE SURFACE TO THE LINES AND GRADES AS SHOWN ON PLANS.
- 3. FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN A SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 3 TO 4 INCHES OF THE PLANTING SOIL, APPLY AT THE RATE OF 8 POUNDS PER 1,000 SQUARE FEET AT SFEDING.
- 4. LIME: SPREAD EVENLY AND WORK INTO THE SOIL DURING PREPARATION OF SEED BED AT THE RATE OF ONE TON PER ACRE. INCORPORATE INTO THE SOIL BY DICING OR OTHER APPROVED METHOD. DISTRIBUTE LIME UNIFORMLY AND WORK INTO TOP 4 INCHES OF TOP SOIL (MINIMUM) AND UNIFORMLY BLEND BY DICING OR ROTOTILLING.
- APPLICATION OF SEED: A. RATE OF APPLICATION OF SEED SHALL BE 7 POUNDS PER 1,000 SQUARE FEET OR AS INDICATED
- B. SEEDING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND ONLY DURING THE FOLLOWING DATES: SPRING SEEDING: MARCH 15 TO MAY 31
- C. THE CONTRACTOR SHALL KEEP ALL SEEDED AREAS WATERED AND IN GOOD CONDITION, RESEEDING IF AND WHEN NECESSARY FOR AN 8 WEEK PERIOD OR UNTIL A GOOD, HEALTHY, UNIFORM GROWTH IS ESTABLISHED OVER THE ENTIRE AREA. THE CONTRACTOR SHALL ALSO MAINTAIN THESE AREAS IN AN APPROVED CONDITION UNTIL PROVISIONAL ACCEPTANCE.
- D. DURING THIS PERIOD, WATER TURF AS NECESSARY TO MAINTAIN AN ADEQUATE SUPPLY OF MOISTURE WITHIN THE ROOT ZONE. AN ADEQUATE SUPPLY OF MOISTURE IS EQUIVALENT OF ONE INCH OF ABSORBED WATER PER WEEK THAT IS DELIVERED AT WEEKLY INTERVALS IN THE FORM OF NATURAL RAIN OR IS AUGMENTED AS REQUIRED BY PERIODIC WATERING.
- E. OVERSEED WHEN NECESSARY TO PROMOTE GRASS GROWTH.

FALL SEEDING: AUGUST 15 TO OCTOBER 15

- F. REPLANT AREAS VOID OF TURF ONE SQUARE FOOT OR LARGER.
- a. SEED ALL AREAS DESIGNATED ON PLAN AS WELL AS ALL DISTURBED EXISTING AREAS WITH THE FOLLOWING SEED MIXES OR AS DESIGNATED ON THE PLANS:

## SEED MIX No. 1

(ENDOPHYTE ENCHANED MIX)

(MOWED AREAS) % BY WEIGHT IMPROVED PERENNIAL RYE TURF TYPE TALL FESCUE 30% CHEWINGS FESCE 30% KENTUCKY BLUEGRASS 98/85 APPLICATION RATE = 200 lbs. / ACRE

## LANDSCAPE CONSTRUCTION NOTES

- 1. FURNISH AND INSTALL ALL PLANTS SHOWN ON THE DRAWINGS SPECIFIED HEREIN, AND IN THE QUANTITIES LISTED ON THE PLANT LIST. NO SUBSTITUTIONS WILL BE PERMITTED, UNLESS APPROVED BY THE LANDSCAPE
- 2. LOAM TO BE SCREENED, GOOD QUALITY, FERTILE, FREE OF WEEDS, STICKS, STONES OVER 3/4", AND ROOTS. SPREAD TO A MINIMUM OF 6" OVER ALL PLANTED AREAS.
- 3. NURSERY STOCK SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AS TO GRADING AND QUALITY.
- 4. ONLY NURSERY-GROWN PLANTS, GROWN IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST
- TWO (2) YEARS, WILL BE ACCEPTED. 5. CALIPER MEASURMENTS FOR ALL NEW PLANT STOCK SHALL BE TAKEN SIX (6) INCHES ABOVE GRADE FOR
- TREES UNDER FOUR (4) INCHES AND TWELVE (12) INCHES ABOVE GRADE FOR TREES OVER FOUR (4) INCHES. 6. ALL TREES SHALL BE A MINIMUM OF SEVEN (7) FEET ABOVE FINISHED GRADE WHEN TREES ARE LOCATED
- WITHIN VEHICULAR AND PEDESTRIAN TRAVEL WAYS. 7. SET PLANTS PLUMB AND AT A LEVEL THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. SETTLE BACKFILL MATERIAL FOR PLANTS, THOROUGHLY AND PROPERLY BY FIRMING OR TAMPING. FORM SAUCERS, CAPABLE OF
- HOLDING WATER ABOUT INDIVIDUAL PLANTS, BY PLACING RIDGES OF PLANTING SOIL AROUND EACH. 8. STAKE ALL TREES OVER 5 FEET AS SHOWN ON PLANS. REMOVE STAKES AT THE END OF THE GUARANTEE
- 9. WATERING: WATER ALL PLANTS WITHIN 48 HOURS AFTER PLANTING. IF CONDITIONS WARRANT, AND AS MANY TIMES THEREAFTER TO SUSTAIN HEALTHY CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETED.
- SATURATE THE SOIL AROUND EACH PLANT THOROUGHLY AT EACH WATERING. 10. PRUNING: PRUNE PLANTS, AS DIRECTED BY OWNER, AT THE PROJECT SITE BEFORE OR IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE BEST HORTICULTURAL PRACTICE. CUT BROKEN, DEAD OR INJURED BRANCHES IMMEDIATELY ABOVE THE STEM COLLAR ON THE TRUNK OR LIMB. PRUNE ALL BROKEN ROOTS ON
- THE PLANT SIDE OF THE BREAK. PAINT CUTS OVER 3/4" IN DIAMETER WITH TREE WOUND PAINT, PRUNING SHALL NOT DEFORM OR OTHERWISE DESTROY THE TYPICAL SHAPE OR SYMMETRY OF THE PLANT, AND SHALL NOT REDUCE THE HEIGHT BY MORE THAN ONE-THIRD. DO NOT CUT BACK THE LEADER OF THE PLANT UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT. 11. FERTILIZING: FERTILIZE SHRUB BEDS WITH 10-10-10 FERTILIZER BROADCAST AT A RATE OF THREE POUNDS PFR 100 SQUARE FEET OF SURFACE AREA BROADCAST, APPLY THE FERTILIZER UNIFORMLY TO THE SURFACE
- MANUFACTURER'S INSTRUCTIONS. APPLY A SECOND APPLICATION OF FERTILIZER TO ALL PLANT ITEMS AT THE SAME SPECIFIED RATES OVER THE MULCH AT THE END OF AN EIGHT WEEK PERIOD.
- 12. LIMING: ADD POWDERED LIME EVERY SIX MONTHS OR SLOW RELEASE GRANULAR LIME-AS PER MANUFACTURER'S INSTRUCTION.

BEDS AND WORK INTO THE UPPER TWO INCHES OF SOIL. FERTILIZE INDIVIDUAL TREES AS PER

- 13. MULCHING: WITHIN A 72 HOUR PERIOD AFTER PLANTING, COVER ALL PLANTING BEDS WITH TREFLAN HERBICIDE OR EQUIVALENT GRANULAR PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. COVER WITH 3" DEPTH STONE OR NATURAL BROWN SHREDDED BARK MULCH AS PER PLAN AND DETAILS. MULCH SHOULD BE PULLED ONE INCH AWAY FROM PLANT TRUNK OR STEM, AND NOT ALLOWED TO REST DIRECTLY AGAINST THE TRUNK OR STEM. FOUNDATION BEDS ARE TO BE MULCHED WITH 3" DEPTH 3/4" CRUSHED STONE (EXACT SIZE AND TYPE TO BE DETERMINED BY OWNER), PLACING 3.2 OZ UV RESISTANT LANDSCAPE FABRIC BENEATH STONE TO AID IN WEED CONTROL. PERIMETER PLANTING BEDS ARE TO BE COVERED USING 3" DEPTH NATURAL BROWN SHREDDED BARK MULCH. OWNER TO DETERMINE THE USE OF LANDSCAPE FABRIC UNDER BARK MULCH. NO DYED MULCH IS TO BE USED.
- 14. GUARANTEE: ALL PLANTS FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER PRELIMINARY INSPECTION AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. ALL DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED AT ONCE BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.

## IRRIGATION NOTES

- 1. DRIP IRRIGATION SHALL BE UTILIZED TO IRRIGATE ALL PLANTING BEDS AND
- 2. TIMERS SHALL BE EMPLOYED AND MAINTAINED TO BE IN COMPLIANCE WITH THE PROVIDENCE WATER SUPPLY BOARD RULES AND REGULATIONS. TIMERS SHALL BE SET TO ASSURE OVER WATERING DOES NOT OCCUR.
- 3. ALL SYSTEMS SHALL BE FITTED WITH SOIL MOISTURE SENSORS AND RAIN SENSORS THAT PROHIBIT OPERATION OF THE SYSTEM WHEN SOIL MOISTURE CONTENT DOES NOT REQUIRE IT.
- PROPERTY OWNERS SHALL CONDUCT ANNUAL MAINTENANCE THAT ASSURES PROPER ADJUSTMENT AND OPERATION OF THE SYSTEM.
- 5. IRRIGATION SYSTEMS SHALL ONLY BE OPERATED IN ACCORDANCE WITH THE PROVIDENCE WATER SUPPLY BOARD ODD/EVEN OUTDOOR WATER USE POLICY.
- IRRIGATION SYSTEMS SHALL BE SHUT OFF DURING WATER SUPPLY EMERGENCIES AND MORATORIUMS IMPOSED IN CONJUNCTION WITH THE PROVIDENCE WATER SUPPLY BOARD DROUGHT POLICY.
- 7. INSTALL ATMOSPHERIC VACUUM BREAKER (AVB) ON IRRIGATION BRANCH AFTER EACH CONTROL VALVE.



 Transportation Environmental Site Planning Surveying Permitting Landscape Architecture

**Crossman Engineering** 

100 Jefferson Blvd., Suite 200 1 George Leven Drive, Suite 200 Warwick, RI 02888 North Attleboro, MA 02760 Phone: (401) 738-5660 Phone: (508) 695-1700

Email: cei@crossmaneng.com

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PROJECT TITLE:

PROPOSED HYUNDAI CAR DEALERSHIP A.P. 8, LOT 3.2

800 FALL RIVER AVENUE (ROUTE 114A) SEEKONK, MA

PREPARED FOR:

BLACKSTONE VALLEY

SUBARU, INC.

11 TAUNTON AVENUE SEEKONK, MA 02771

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:			SCALE.	
	AUGUST	2025	AS	NOTE
_				

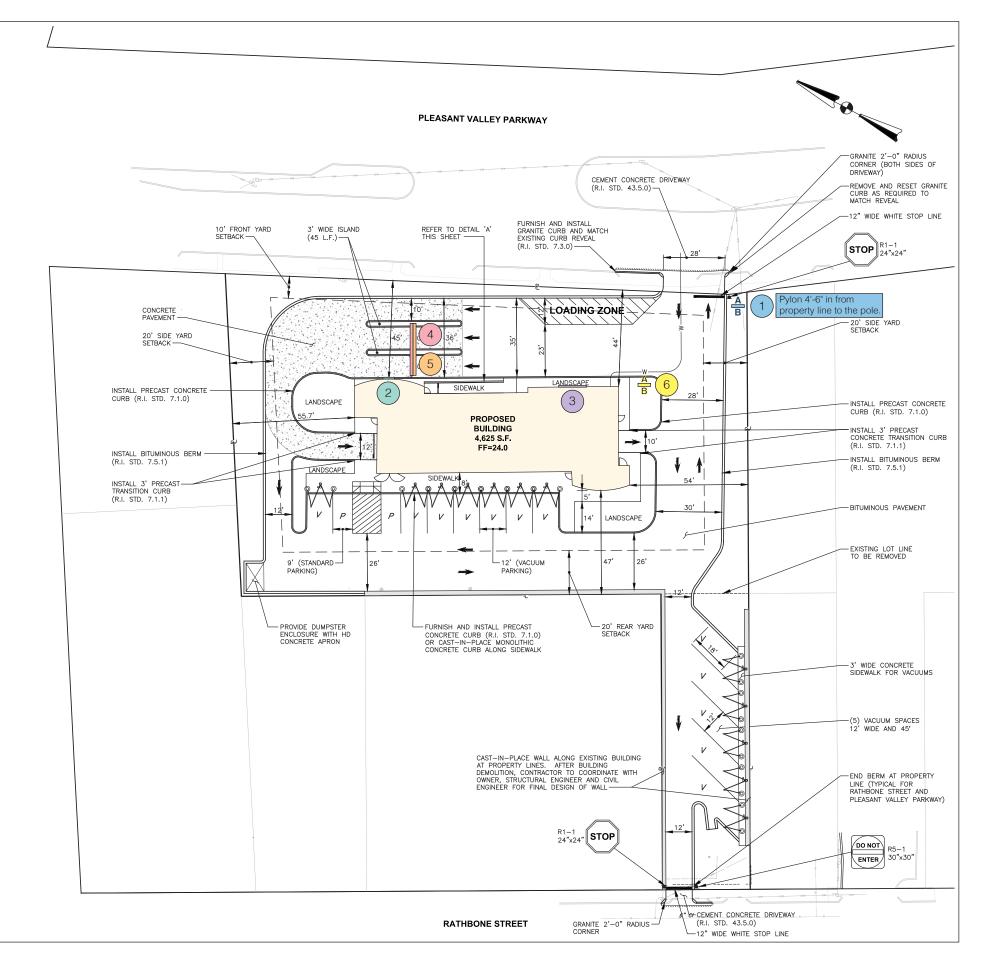
2922-08-LANDDET.dwg REVISIONS

REMARKS NUMBER

DRAWING NUMBER

Scrub a Dub | 68 Pleasant Valley Parkway, Providence, RI 02908 | Design Development | September 04, 2025





Sign Type Key

1 Pylon Sign - Page 1A

2 Building Sign - Page 2A

3 Channel Letters (Building) - Page 3A

4 Channel Letters (Canopy) - Page 4A

5 Dim. Graphics (Canopy) - Page 5A

6 Directional - Page 6A

Note: This plan is to be used for sign placement only. Refer to Sheet C5 Site Layout Plan for current site layout and items.

Poyant Poyant

125 Samuel Barnet Boulevard New Bedford, MA 02745 800.544.0961 poyantsigns.com



68 Pleasant Valley Parkway Providence, RI, 02908

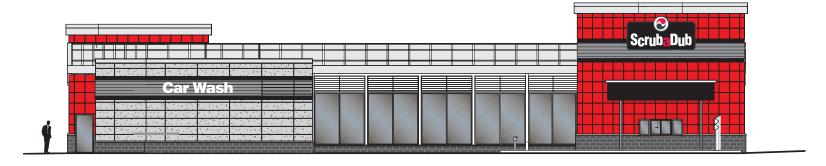
Project: 26721 Scrub a Dub

Sales: Bethany Leonard Date: 08.08.25 Designer: MM

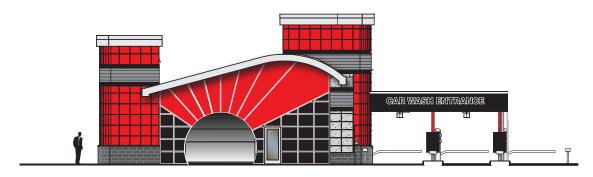
Note:

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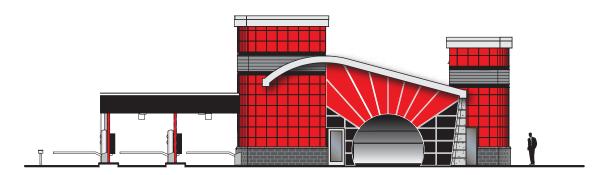
in any fashion until transferred.
Revisions:
<u> </u>
· .
<b>UL</b>
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.
Approved By:
Date:
Site Plan



Front Side Elevation (Pleasant Valley Parkway)



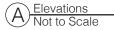
**Exit End Elevation (South)** 



**Entry End Elevation (North)** 



**Back Side Elevation (West)** 





125 Samuel Barnet Boulevard New Bedford, MA 02745 800.544.0961 | poyantsigns.com



68 Pleasant Valley Parkway Providence, RI, 02908

Project: 26721 Scrub a Dub

Sales: Bethany Leonard Date: 08.08.25 Designer: MM

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Revisions:
(UL)
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Approved By:
Date:
Elevations



A Sign Elevation - Front View Scale: 3/8 "=1'-0"

Bign Elevation - Side View Scale: 3/8 "=1'-0"

Specifications

Qty = 157.93 Sq Ft

Double Sided Internally Illuminated Pylon Sign

\*Engineering required

\*Install Location to be staked prior to install

\*Setback Requirement: Pole to be 4'-6" in from property line

- 131/2" Deep Large A with 8" Radius Corners
- 21/2" flat retainers
- Top Curve to be fabricated alum angle clad with .063 aluminum
- Half circle is 1/8" thick routed aluminum secured to face with studs
- 1/8" Stencil cut aluminum faces; 6' x 10 oversized sheets
- 1/2" Clear acrylic "Scrubadub" & top logo circle push thru graphics
- "Carwash" graphics backed with 3/16" white lexan
- White GE Tetrasnap LED illumination behind stencil cut graphics only
- (Qty:2) TBD" x TBD" x TBD" Thick steel plates in top & bottom of cabinet **Pole Cover**

## - 11/2"x11/2"x3/16" Aluminum angle frame clad with .063 aluminum

- Painted seams
- Pole Cover to have TBD" x TBD" access door

#### Poles & Foundation

- (Qty:1) TBD" x TBD" Square x TBD" Thick; 187"L steel pole
- (Qty:1) TBD" Round; 100"L steel pole
- (Qty:2) TBD" x TBD" x TBD" Thick steel inner plates
- (Qty:1) Direct burial foundation of 4'-0"D x TBD"W x TBD"WL
- #TBD Rebar TBD" O.C. Top & Bottom
- Top 3" backfilled with soil

Provided By Others - All below to be provided by others

- 120V Primary electrical brought to sign location
- Primary electrical connection by others

Verify in Field (VIF)

- Overall size of install location
- Confirm Install location is soil, and there are no overhead wires
- Confirm grade is not sloped
- Photo of install location
- Street side or Building side electrical

Colors & Materials



Gray; Matte Finish - PMS 432C Cabinet, Retainers & Pole Cover Faces & Returns



Black; Matte Finish Aluminum Face



Translucent Vinvl White 3M 3630-20

2nd Surface - Scrub Dub & Circle Graphics



Digital Print

(Qty:1) 16" x 24" Sheet Printed Translucent Vinyl

Clear UV Laminate (Matte)

Full Coverage, Kiss Cut around Outside Perimeter 1st Surface Application - "a" Graphic



PMS 192 C



Digital Print (Qty:1) 24" x 75"

Printed Translucent Vinyl Clear UV Laminate (Matte) Full Coverage, Kiss Cut around Outside Perimeter 1st Surface Application - "Carwash" Graphics

PMS 123C



Digital Print (Qty:2) 34" x 34" (No Bleed) Printed Translucent Vinyl Clear UV Laminate (Matte) Kiss cut around graphics White background to be weeded out 1st Surface Application

PMS 192C

PMS 432C White



125 Samuel Barnet Boulevard New Bedford, MA 02745 800.544.0961 poyantsigns.com



68 Pleasant Valley Parkway Providence, RI, 02908

Project: 26721 Scrub a Dub

Sales: Bethany Leonard Date: 08.08.25 Designer: MM

Note:

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-	Revisions:	
_		
_		
_		
_		



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

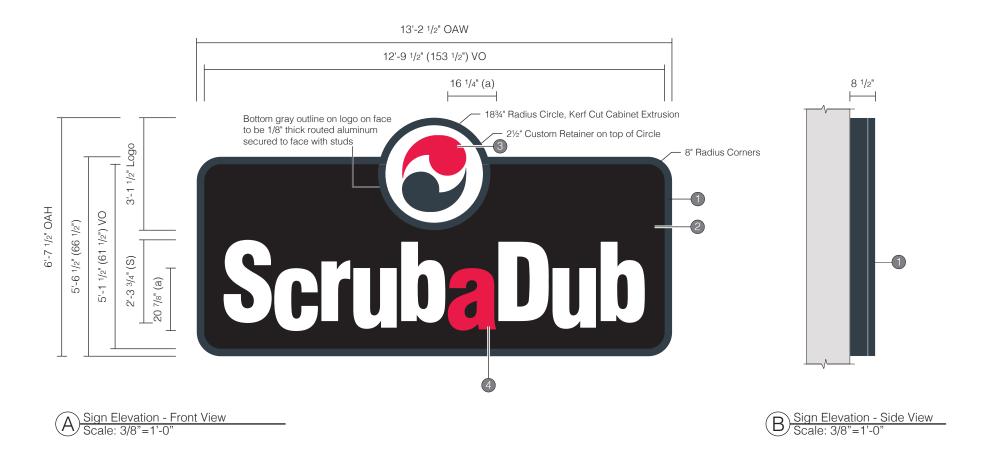
Date:

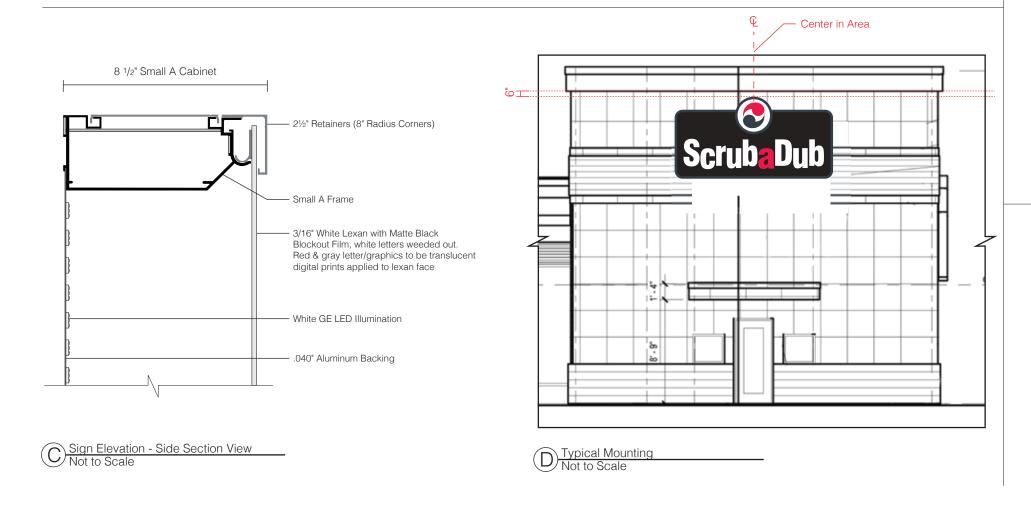
Pylon Sign

Option A

1A.1 Sign Type 26721.1A

1 of 1





Specifications

Qty = 187.5 Sq Ft

Internally Illuminated Wall Sign

\*Half circle under logo is 1/8" aluminum secured to lexan face with studs

Provided By Others - All below to be provided by others

- 3/4" Thick plywood blocking directly behind signage
- 120V Electrical to sign location
- Final connection by customer electrician

Verify in Field (VIF)

- OAH & OAW of sign location & confirm fascia is flat
- Fascia Material, Is there Blocking?
- Existing Electrical Info & Location
- Confirm Power Supplies can be housed behind wall
- Confirm 15'-0" Long WHIP
- Confirm Electrical Location Center Back bottom 6" of sign

Colors Specifications



Gray; Matte Finish - PMS 432C Cabinet Faces & Returns



Specialty Vinyl - Non-Stock Matte Black Block Out Film: 3M 3635-22B 1st Surface Application



Digital Print

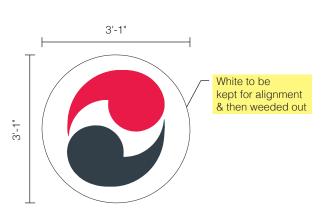
(Qty:1) 20"W x 24"H Sheet Printed Translucent Vinyl Clear UV Laminate (Matte) Full Coverage; Kiss Cut around Outside Perimeter

1st Surface Application - "a" PMS 192C



Digital Print (Qty:1) 37"W x 37"H (no bleed) Printed Translucent Vinyl Clear UV Laminate (Matte) Kiss cut around graphics White background to be weeded out 1st Surface Application

PMS 192C PMS 432C White



Circle Digital Print - Front View
Scale: 1/2"=1'-0"



125 Samuel Barnet Boulevard New Bedford, MA 02745 800.544.0961 poyantsigns.com



68 Pleasant Valley Parkway Providence, RI, 02908

Project: 26721 Scrub a Dub

Sales: Bethany Leonard Date: 08.08.25 Designer: MM

Note:

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Revisi	ons:		



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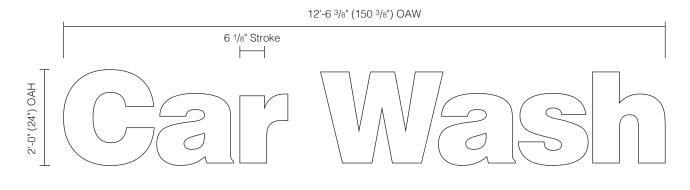
Approved By:

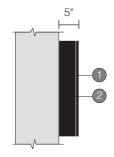
Date:

**Building Sign** 

Option A

2A.1 1 of 1





Sign Elevation - Side View Scale: 1/2"=1'-0"

### Specifications

Qty = 1

25.07 Sq Ft

125 Samuel Barnet Boulevard

New Bedford, MA 02745

800,544,0961 poyantsigns.com

68 Pleasant Valley Parkway

Providence, RI, 02908

Project: 26721 Scrub a Dub

Date: 08.08.25 Designer: MM

Note:

Revisions:

(UL)

Date:

Option A

Approved By:

Sales: Bethany Leonard

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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes.

This includes proper grounding and bonding of the sign.

Face Lit Channel Letters

Provided By Others - All below to be provided by others

- 3/4" Thick plywood blocking directly behind signage
- 120V Electrical to sign location
- Final connection by customer electrician

#### Verify in Field (VIF)

- OAH & OAW of sign location & confirm fascia is flat
- Fascia Material, Is there Blocking?
- Existing Electrical Info & Location
- Confirm Power Supplies can be housed behind wall
- Confirm 15'-0" Long WHIP
- Confirm Electrical Location Center Back of letters

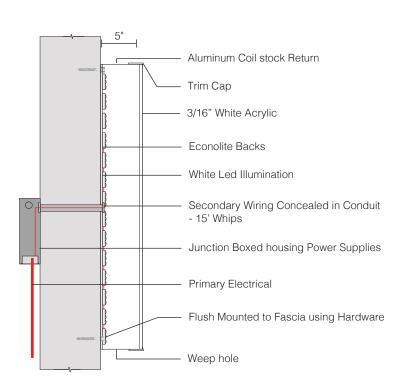
#### Colors Specifications

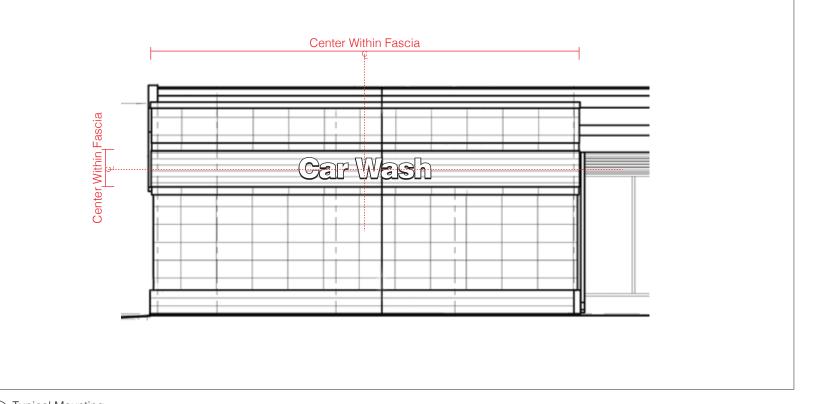


Returns Black Coil stock



Trim Cap Black Jewelite





Sign Elevation - Side Section View Not to Scale

Sign Elevation - Front View Scale: 1/2"=1'-0"

Typical Mounting
Not to Scale

Channel Letters (Building)

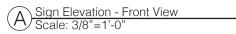
Sign Type 26721.3A

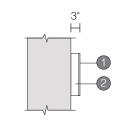
3A.1 1 of 1 16'-10 7/8" Overall

4 1/8" Stroke
H

TENTENT STOKE
H

TENTEN





Sign Elevation - Side View
Scale: 3/8"=1'-0"

Specifications

Qty = 1

19.74 Sq Ft

Face Lit Channel Letters

Provided By Others - All below to be provided by others

- 3/4" Thick plywood blocking directly behind signage
- 120V Primary electrical brought to sign location
- Primary electrical connection by others

Verify in Field (VIF)

- OAH & OAW of sign location
- Fascia Material, Is there Blocking?
- Existing Electrical Info & Location
- Confirm Power Supplies can be housed behind wall
- Confirm 15'-0" Long WHIP
- Confirm Electrical Location Center Back of sign

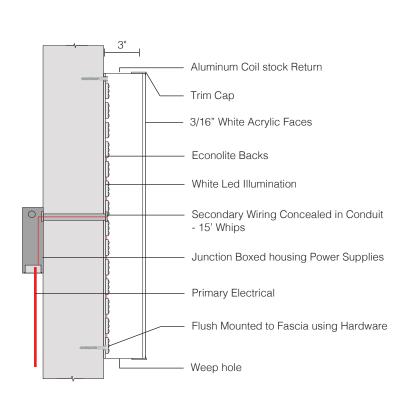
Colors & Materials

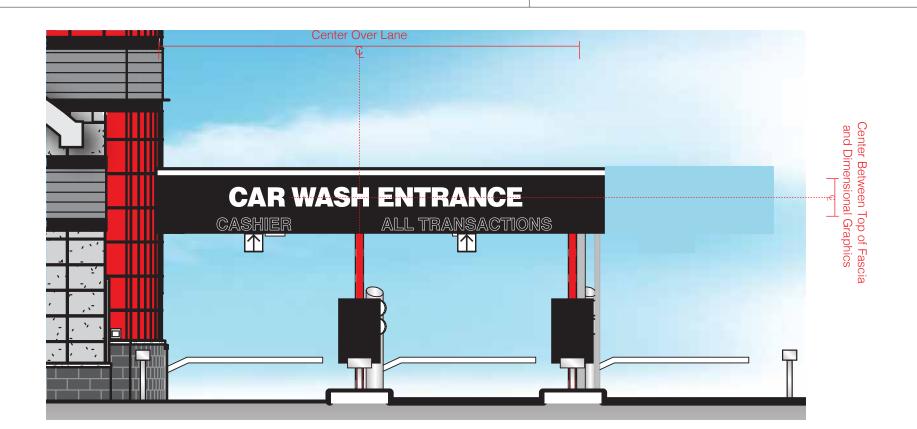


Returns White Coil Stock



Tim Cap White Jewelite





Sign Elevation - Side Section View
Not to Scale

D Typical Mounting
Not to Scale

Poyant Brand Poyant Brand

125 Samuel Barnet Boulevard New Bedford, MA 02745 800.544.0961 poyantsigns.com



68 Pleasant Valley Parkway Providence, RI, 02908

Project: 26721 Scrub a Dub

Sales: Bethany Leonard Date: 08.08.25 Designer: MM

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Revisions: 08-26-25 R1 EB Updated Rendering
to Remove 3rd Canopy



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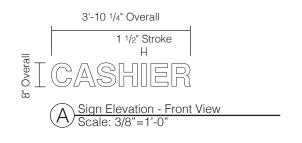
Approved By:

Date:

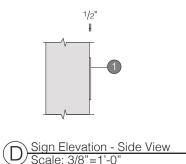
Channel Letters (Canopy)

Option A

26721.4A 4A.1 1 of 1



8'-9 3/4" 1 1/2" Stroke



Specifications

Qty = 3 sets, 1 of each

13.12 Sq. Ft. (Total) 2.57 Sq. Ft. (Cashier) 5.89 Sq. Ft. (All Transactions)

Dimensional Graphics

Provided By Others - All below to be provided by others - 3/4" Thick plywood blocking directly behind signage

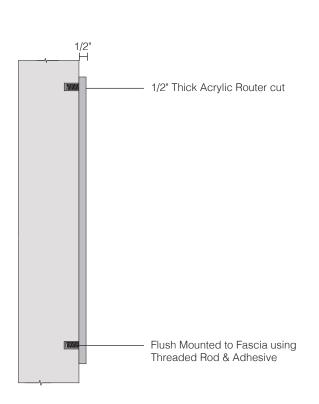
Verify in Field (VIF)

- OAH & OAW of sign location
- Fascia Material, Is there Blocking?
- Exit/Entry End to Be Verified

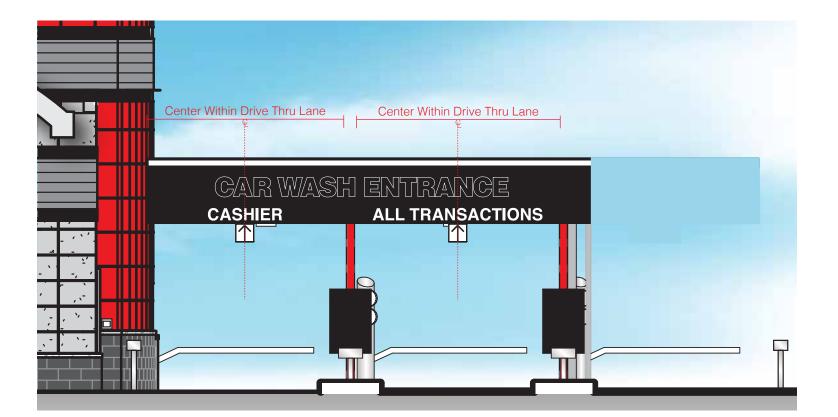
Colors & Materials



Paint White, Satin Finish Graphics Face & Returns



Sign Elevation - Side Section View
Not to Scale



Typical Mounting

Poyant

125 Samuel Barnet Boulevard New Bedford, MA 02745 800.544.0961 poyantsigns.com



68 Pleasant Valley Parkway Providence, RI, 02908

Project: 26721 Scrub a Dub

Sales: Bethany Leonard Date: 08.08.25 Designer: MM

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Revisions: 08-26-25 R1 EB Removed "Members
Only" Letter Set, Updated Rendering
to Remove 3rd Canopy



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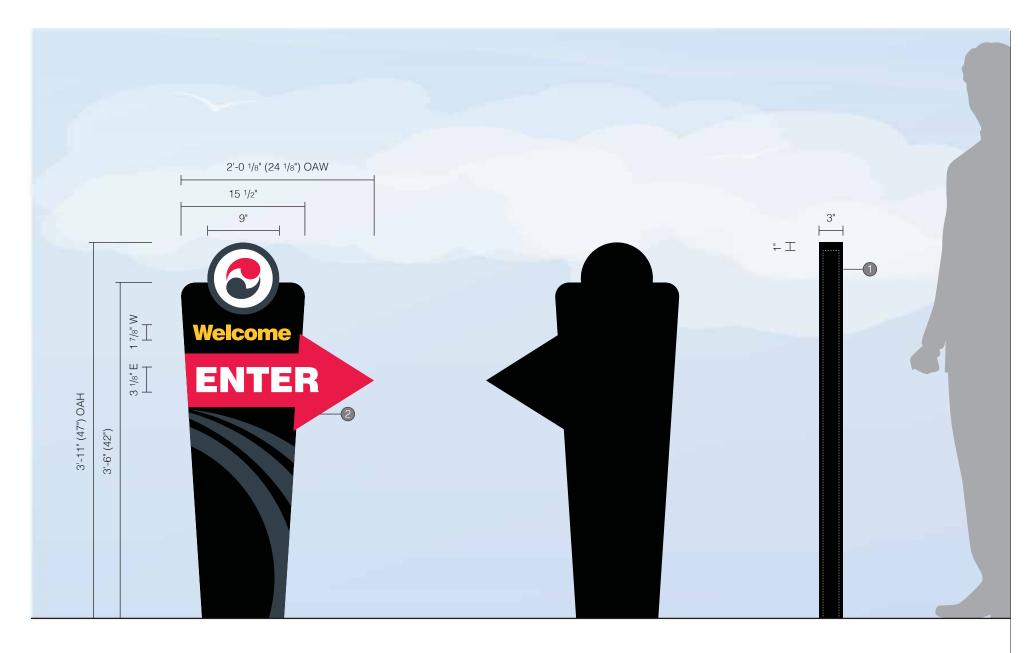
Approved By:

Date:

Dimensional Graphics (Canopy)

Option A

5A.1 1 of 1



Sign Elevation - Side A
Scale: 1"=1'-0"

Sign Elevation - Side B
Scale: 1"=1'-0"

Sign Elevation - Side View
Scale: 1"=1'-0"

Specifications

Qty = 1

3.96 Sq Ft

Single Sided Non Illuminated Directional Sign

\*Sign location to be staked prior to install \*Transformer will be installed next to sign location

#### Cabinet

- 3" x 1" Aluminum U channel frame
- 3" coilstock at all radius sections, aluminum angle clips as required
- Circular top
- .090 Aluminum bleed faces
- Entire cabinet painted black
- Opaque digital print applied to face

#### Pole & Foundation

- 2" x 2" x 1/8" Aluminum post welded to interior of cabinet with
- 3" x 1" interior channel support as required
- 7'-10" (94") OAH pole
- 12" dia. x 4'-0" deep direct burial foundation
- Top 3" backfileld with soil

### Verify in Field (VIF)

- Confirm sign location is soil grade & not sloped
- Any setback requirements
- Distance from Transformer to sign location
- Confirm Transformer foundation will not interfere with sign foundation
- Existing Transformer Electrical Info & Location (Will it interfere?)

#### Colors & Materials



Black, Satin Finish Cabinet



Digital Print (Qty:1) 48" x 25 1/8" Printed 3M Opaque Control Tac Clear UV Laminate (Gloss) Full Coverage; Kiss Cut Around Outside Perimeter No Weeding No Masking 1st Surface Application

PMS 432 C
PMS 192 C
PMS 123 C
DII 0 07

Black; C:87, M:68, Y:67, K:90



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68 Pleasant Valley Parkway Providence, RI, 02908

Project: 26721 Scrub a Dub

Sales: Bethany Leonard Date: 08.08.25 Designer: MM

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Revisions: MM 09.04.25 R2 reduced size



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Date:

Directional

Option A

6A.1 1 of 1

Sign Type 26721.6A-R2

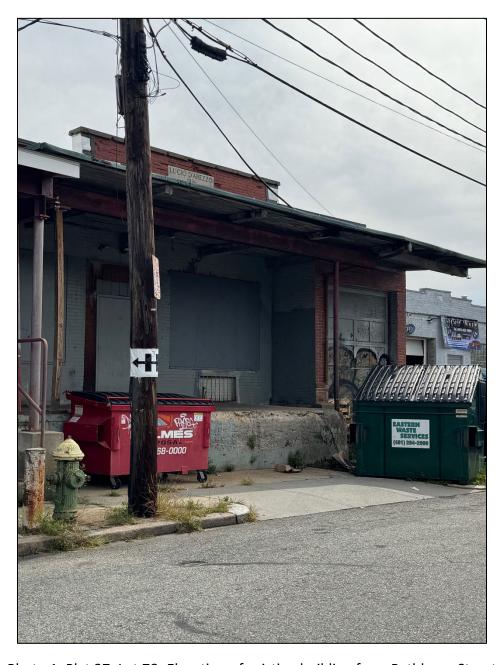


Photo 1: Plat 27, Lot 78- Elevation of existing building from Rathbone Street



Photo 2: Plat 27, Lot 42- View from Pleasant Valley Parkway at approx. southeasterly property corner facing north



Photo 3: Plat 27, Lot 42- View from Pleasant Valley Parkway at easterly property line facing west, existing building and pavement



Photo 4: Plat 27, Lot 42- View from Pleasant Valley Parkway at northeasterly property line facing south, existing building and pavement



# LIST OF ABUTTERS WITHIN 200'

PLAT 27 LOT 43 JMS REAL ESTATE LLC 28 DOVER STREET PROVIDENCE, RI 02908

PLAT 27 LOT 53 786 LLC 38 STEEPLE LANE LINCOLN, RI 02865 PLAT 27 LOT 77

67 RATHBONE LLC 67 RATHBONE STREET PROVIDENCE, RI 02908

PLAT 27 LOT 79 JMS REAL ESTATE LLC 28 DOVER STREET PROVIDENCE, RI 02908

272/80 LLC 400 RESERVOIR AVENUE, UNIT 3A PROVIDENCE, RI 02907

PLAT 27 LOT 84 RATHBONE PROPERTIES LLC 124 WEST PARK STREET PROVIDENCE, RI 02908

681 VALLEY STREET PROVIDENCE, RI 02908 PLAT 27 LOT 95

PROVIDENCE, RI 02908 PLAT 27 LOT 268 272/80 LLC 400 RESERVOIR AVENUE, UNIT 3A

PLAT 27 LOT 287 PAUL CUFFEE SCHOOL 459 PROMENADE STREET

(AS OF SEPTEMBER 2025)

PLAT 27 LOT 302 272/80 LLC 400 RESERVOIR AVENUE, UNIT 3A PROVIDENCE, RI 02907

PLAT 27 LOT 303 PAUL CUFFEE SCHOOL 459 PROMENADE STREET PROVIDENCE, RI 02908

PLAT 27 LOT 304 PROVIDENCE REDEVELOPMENT AGENCY 444 WESTMINSTER STREET, SUITE 3A PROVIDENCE, RI 02903

PLAT 27 LOT 305 AMG REALTY LLC 59 HEMLOCK STREET PROVIDENCE, RI 02908

PLAT 66 LOT 1 UNITED STATES OF AMERICA 2 EXCHANGE TERRACE PROVIDENCE, RI 02903

PLAT 66 LOT 222 CITY OF PROVIDENCE PROVIDENCE CITY HALL 25 DORRANCE STREET PROVIDENCE, RI 02903

PLAT 67 LOT 265 THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC. 1 EXECUTIVE PARK DRIVE, SUITE 300 BEDFORD, NH 03110

PLAT 67 LOT 406 CITY OF PROVIDENCE PROVIDENCE CITY HALL 25 DORRANCE STREET PROVIDENCE, RI 02903

PLAT 67 LOT 514 THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC. 1 EXECUTIVE PARK DRIVE, SUITE 300 BEDFORD, NH 03110

PLAT 67 LOT 515 THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC. 1 EXECUTIVE PARK DRIVE, SUITE 300 BEDFORD, NH 03110



# **Crossman Engineering**

Rhode Island
100 Jefferson Blvd., Suite 200
Warwick, RI 02888

Massachusetts
1 George Leven Drive, Suite 200
North Attleboro, MA 02760 Phone: (401) 738-5660 Phone: (508) 695-1700

Email: cei@crossmaneng.com

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PROJECT TITLE:

## PROPOSED CAR WASH

**PLAT MAP 27, LOTS 42 & 78 DISTRICT M-1** LIGHT INDUSTRIAL DISTRICT

> **68 PLEASANT VALLEY PARKWAY** PROVIDENCE, RI

PREPARED FOR:

**SCRUBADUB AUTO CAR WASH CENTERS** 

**172 WORCESTER ROAD NATICK, MA 01760** 

DRAWING TITLE:

SEPTEMBER 2025

# 200' RADIUS MAP

1"=40'

DWG. NAME:	2922-03-RADIUS.dwg		
REVISIONS			
NUMBER	REMARKS	DATE	
DRAWING NUM	IBER		

Plat 27, Lot 42 & 78 200' Abutter's List

PLAT 27 LOT 43 JMS REAL ESTATE LLC 28 DOVER STREET PROVIDENCE, RI 02908

PLAT 27 LOT 53 786 LLC 38 STEEPLE LANE LINCOLN, RI 02865

PLAT 27 LOT 77 67 RATHBONE LLC 67 RATHBONE STREET PROVIDENCE, RI 02908

PLAT 27 LOT 79 JMS REAL ESTATE LLC 28 DOVER STREET PROVIDENCE, RI 02908

PLAT 27 LOT 82 272/80 LLC 400 RESERVOIR AVENUE, UNIT 3A PROVIDENCE, RI 02907

PLAT 27 LOT 84 RATHBONE PROPERTIES LLC 124 WEST PARK STREET PROVIDENCE, RI 02908

PLAT 27 LOT 90 TEATRO GROUP LLC 681 VALLEY STREET PROVIDENCE, RI 02908

PLAT 27 LOT 95 TEATRO GROUP LLC 681 VALLEY STREET PROVIDENCE, RI 02908

PLAT 27 LOT 268 272/80 LLC 400 RESERVOIR AVENUE, UNIT 3A PROVIDENCE, RI 02907 Plat 27, Lot 42 & 78 200' Abutter's List

PLAT 27 LOT 287 PAUL CUFFEE SCHOOL 459 PROMENADE STREET PROVIDENCE, RI 02903

PLAT 27 LOT 302 272/80 LLC 400 RESERVOIR AVENUE, UNIT 3A PROVIDENCE, RI 02907

PLAT 27 LOT 303 PAUL CUFFEE SCHOOL 459 PROMENADE STREET PROVIDENCE, RI 02908

PLAT 27 LOT 304 PROVIDENCE REDEVELOPMENT AGENCY 444 WESTMINSTER STREET, SUITE 3A PROVIDENCE, RI 02903

PLAT 27 LOT 305 AMG REALTY LLC 59 HEMLOCK STREET PROVIDENCE, RI 02908

PLAT 66 LOT 1 UNITED STATES OF AMERICA 2 EXCHANGE TERRACE PROVIDENCE, RI 02903

PLAT 66 LOT 222 CITY OF PROVIDENCE PROVIDENCE CITY HALL 25 DORRANCE STREET PROVIDENCE, RI 02903

PLAT 67 LOT 265
THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC.
1 EXECUTIVE PARK DRIVE, SUITE 300
BEDFORD, NH 03110

Plat 27, Lot 42 & 78 200' Abutter's List

PLAT 67 LOT 406 CITY OF PROVIDENCE PROVIDENCE CITY HALL 25 DORRANCE STREET PROVIDENCE, RI 02903

PLAT 67 LOT 514
THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC.
1 EXECUTIVE PARK DRIVE, SUITE 300
BEDFORD, NH 03110

PLAT 67 LOT 515
THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC. 1 EXECUTIVE PARK DRIVE, SUITE 300
BEDFORD, NH 03110

# BOOK 1263 PAGE 370

We, HAROLD C. ARCARO and ABRAHAM BELILOVE, Co-Executors of the Will of Luciano B. D'Arezzo, late of the City of Cranston, State of Rhode Island, deceased, by virtue and in exercise of the power and authority conferred upon us in and by said will and by every other power us thereunto enabling for ONE HUNDRED FIVE THOUSAND AND 00/100 - - - DOLLARS paid, grant to JOHNSON & WALES COLLEGE, a Rhode Island corporation MAILING ADDRESS: 4/6 CHRISTOPHER DELSESTO, ESQ., JOHNSON & WALES COLLEGE, PROVIDENCE, RI 02903 PROVIDENCE, RI 02903

An undivided one-half (1/2) interest in and to:

That certain lot or parcel of land with all the buildings and improvements thereon situated on the northeasterly side of Rathbone Street and the southwesterly side of Pleasant Valley Parkway in the City and County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point in the northeasterly line of said Rathbone Street at the most westerly corner of land now or formerly of Beneditto A. Buonanno and wife, said point of beginning being the most southerly corner hereof; thence northwesterly, bounding southwesterly on said Rathbone Street, forty (40) feet to land now or formerly of Gaspee Realty Company, Inc.: thence northeasterly at right angles to said Rathbone Street, bounding northwesterly on said last named land, one hundred thirty-five (135) feet to the most easterly corner thereof; thence northwesterly, bounding southwesterly on said last named land in part and in part on land now or formerly of Al-Jac's, Inc., in all one hundred ninety-one and 34/100 (191.34) feet, more or less, to land now or formerly of Gennaro Calcagni and wife; thence northeasterly, bounding northwesterly on said Calcagni land in part and in part on land now or formerly of Antonio S. Simeone, in all one hundred forty-seven and 35/100 (147.35) feet to said Pleasant Valley Parkway; thence southeasterly, bounding northeasterly on said Pleasant Valley Parkway, two hundred thirty (230) feet to an angle therein at a granite bound; thence turning an exterior angle of 170° 37' 27" and running still southeasterly, bounding northeasterly on said Pleasant Valley Parkway, eight and 4/10 (8.4) feet to said Buonanno land; thence southwesterly, bounding southeasterly on said Buonanno land, two hundred seventy-two and 43/100 (272.43) feet to said Rathbone Street at the point of beginning.

Subject to taxes assessed December 31, 1983.

WITNESS our hands and seals this 3/M in our aforesaid capacities.

C. auai

1984,

Impresence of:

Co-Executors of the Will of Luciano B. D'Arezzo

Page 1 of 2 pages

BOOK 1263 HAVE 371

STATE OF RHODE ISLAND COUNTY OF FLORIDINE

on the 3/54 day of hour before me personally appeared Harold C. Arcaro and Abraham Belilove, Co-Executors as aforesaid, to me known and known by me to be the parties executing the foregoing instrument, and they acknowledged said instrument, by them executed, to be their free act and deed and their free act and deed in their capacities as Co-Executors as aforesaid.

Page 2 of 2 pages

Received for Record at 9 o'clock 36 min M Recorder of Deeds

IAX 82.:3642

I, VIRGINIA D'AREZZO, of the City of Cranston, State of Rhode Island 372

for consideration paid, grant to JOHNSON & WALES COLLEGE, a Rhode Island corporation,

MAILING ADDRESS: c/o CHRISTOPHER DEL SESTO, ESQ.
JOHNSON & WALES COLLEGE
PROVIDENCE, RI 02903

with WARRANTY COVENANTS

An undivided one-half (1/2) interest in and to:

That certain lot or parcel of land with all the buildings and improvements thereon situated on the northeasterly side of Rathbone Street and the southwesterly side of Pleasant Valley Parkway in the City and County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point in the northeasterly line of said Rathbone Street at the most westerly corner of land now or formerly of Beneditto A. Buonanno and wife, said point of beginning being the most southerly corner hereof; thence northwesterly, bounding southwesterly on said Rathbone Street, forty (40) feet to land now or formerly of Gaspee Realty Company, Inc.; thence northeasterly at right angles to said Rathbone Street, bounding northwesterly on said last named land, one hundred thirty-five (135) feet to the most easterly corner thereof; thence northwesterly, bounding southwesterly on said last named land in part and in part on land now or formerly of Al-Jac's, Inc., in all one hundred ninety-one and 34/100 (191.34) feet, more or less, to land now or formerly of Gennaro Calcagni and wife; thence northeasterly, bounding northwesterly on said Calcagni land in part and in part on land now or formerly of Antonio S. Simeone, in all one hundred forty-seven and 35/100 (147.35) feet to said Pleasant Valley Parkway; thence southeasterly, bounding northeasterly on said Pleasant Valley Parkway, two hundred thirty (230) feet to an angle therein at a granite bound; thence turning an exterior angle of 170° 37' 27" and running still southeasterly, bounding northeasterly on said Pleasant Valley Parkway, eight and 4/10 (8.4) feet to said Buonanno land; thence southwesterly, bounding southeasterly on said Buonanno land, two hundred seventy-two and 43/100 (272.43) feet to said Rathbone Street at the point of beginning. 4-84 CIVISION OF Phode I lyan \*
HEAVITY 231. 30 \*

Subject to taxes assessed December 31, 1983.

<b>Witness</b> my hand	and seal this	Ist	day of	JUNE	, 19 <sup>84.</sup>
In ps/::nce of:			Virginal	ANA DA	750 O
Sugal hlys			***************************************		
State of Rhode Island			***************************************		***************************************
COUNTY OF PROVIDENCE		E.	1		
In PROVIDENCE	0	n the	150	day of	UNE 19.84
before me personally appeared				•	
• *	Virgi	nia D'Are	zzo	*	
to me known and known by me	to be	the narr	v	anauting the f	oregoing instrument,
and she acknowled	ged said instrume	nt hu her		executing the .	Aree age and deep
		Oy	Sen !	ilea, to de lies	Laty late
Received for Record at 9	clock <u>J</u> mi	i <u>A</u> M	GE	PRE E MAN	EY JR.
UN 4 1984	Recorde	r of Deeds	4	IOI	,
The state of the s		n, 350			,

BOOK 1263 PAGE 370

4-84 616 510 F TALETTO

I, VIRGINIA D'AREZZO, of the City of Cranston, State of Rhode Island.

for consideration paid, grant to JOHNSON & WALES COLLEGE, a Rhode Island corporation,

MAILING ADDRESS: C/O CHRISTOPMER DEL SESTO, ESQ.
JOHNSON & WALES COLLEGE
PROVIDENCE, RI 02903

with WARRANTY COVENANTS

An undivided one-half (1/2) interest in and to:

That certain lot or parcel of land with all the buildings and improvements thereon situated on the northeasterly side of Rathbone Street and the southwesterly side of Pleasant Valley Parkway in the City and County of Providence and State of Rhode Island, bounded and described as follows:

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Subject to taxes assessed December 31, 1983.

<b>H</b> itness	my han	d and seal ti	his IST	day of	JUNE	. 19 84.
In ps/ :nce	: <b>%</b> : / a /	1		Virgin	Sing Day	50
Luga	Whey f	,		••••••		
Count	of Rhode Inl by of Provid Providence	ENCE }	on the	Ist	day of Ju	NE 19.84
before me	personally appea	red		•	day ou	
•		Vi	rginia D'Are	zzo		
to me know and	ackilov	me to bevledged said instru	the part	Segr	cuted, to be her for the formation of th	laty luth
to me know andS.	on and known by	viedged said instru	min A M	Segr	cuted, to be her	ree act and dee